



City of Central Point
Development Commission
Meeting

Members: Hank Williams
Allen Broderick
Bruce Dinger
Tanea Browning
Mike Quilty
Brandon Thueson
Rick Samuelson
Staff Liaison: Chris Clayton

Thursday, December 8, 2016
6:00 P.M.

Central Point
Council Chambers
140 S. 3rd Street
Central Point, Oregon

Meeting time, date, or location may be subject to change. Please contact the City Recorder at 541-423-1026 for additional information.

I. MEETING CALLED TO ORDER – 6:00 p.m.

II. ROLL CALL

III. APPROVAL OF JUNE 9, 2016 MINUTES

IV. DISCUSSION ITEMS

A. Fiscal Year 2016-17 Budget

V. BUSINESS

- A. Consideration of Resolution No. 2016-03 Accepting the Preliminary Design Plans for the East Pine Streetscape Project and Authorizing the Urban Renewal Director to enter into a Modified General Services Agreement with Adkins Engineering for Preparation of Final Engineered Plans for the East Pine Streetscape Project.
- B. Consideration of Resolution No. 2016-04 Authorizing the Urban Renewal Director to Proceed with Funding Options for the East Pine Streetscape Project.
- C. Consideration of a Resolution Approving a Historic Façade Grant for the Property at 411-415 East Pine Street, Rhonda Broderick, Applicant (File No. 2016-0005).

VI. ADJOURNEMENT

Minutes

June 9, 2016

CITY OF CENTRAL POINT
Development Commission Minutes
June 9, 2016

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams called the meeting to order at 6:07 p.m.

II. ROLL CALL:

Chair: Mayor Hank Williams
Commission Members: Bruce Dingler, Rick Samuelson, Tanea Browning, Mike Quilty, Brandon Thueson and Allen Broderick were present.

City Manager Chris Clayton; Community Development Director Tom Humphrey; Police Chief Kris Allison; Planning Manager Don Burt; Finance Director Steven Weber; and City Recorder Deanna Casey were also present.

III. APPROVAL OF MINUTES

A. Approval of March 24, 2016 Development Commission Minutes.

Mike Quilty moved to approve the minutes as presented. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

IV. BUSINESS

A. Consideration of Resolution No. 2016-03 Adopting the FY 15-16 Development Commission Budget

Planning Manager Don Burt explained the proposed budget in a power point presentation. Total revenues are projected to be \$2,194,710. There was a substantial jump in revenue over last year. He explained the materials and services detail from the prior year. The Capital expenses are for the E. Pine Streetscape project. We will be doing the project in phases the budgeted amount is for Phase 1 to be completed. Engineering should begin in the fall of 2016. The Debt Service detail includes a city loan, and repaying Walgreens for their street improvement during construction of the building.

This is the fifth year of the Development Commission Budget and we will see the first significant use of the funds this year. There was discussion of options if the revenue does not come in at what we are expecting. Items can be phased in according to revenue. He explained bond options.

Mike Quilty moved to approve Resolution No. 2016-03 Adopting the FY 15-16 Development Commission Budget. Brandon Thueson seconded. Roll call:

Hank Williams, yes; Bruce Dingler, yes; Taneea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

B. Consideration of Resolution No 2016-04 Approving Letter of Engagement with Western Financial Group

Mr. Burt explained the letter of engagement with Western Financial Group (WFG) for financing Phase 1 of the East Pine Streetscape project. We are requesting financial assistance for services such as:

- Assist with development of financial plans
- Provide professional advice on structuring, pricing, and execution of financings
- Coordinate and carry out financings, including review of financing documents, coordination of the financing team, draft RFP's, solicitation of bids, negotiation with banks, and assist with closings.

For purposes of consistency and financial coordination it is proposed that the Commission consider contracting with WFG for these services. The City currently contracts with WFG for other financial services. The use of WFG will be on an as needed basis throughout the term of the agreement.

Allen Broderick moved to approve Resolution No 2016-04 Approving a Letter of Engagement with Western Financial Group. Taneea Browning Seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Taneea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

C. Consideration of Resolution No. 2016-05 Approving a Historic Façade Grant for the Merritt Building, 117 East Pine Street

Mr. Burt explained that the Merritt Building was built in 1888 and was one of the first buildings in Central Point. The proposed grant would cover the front of the building improvements only. The owners were not interested in borrowing more money they are just interested in the grant. The work would be completed first and then the grant would be provided. We don't have specific rules for historical buildings, but if the building is old and needs help we would enter into discussions with the owners.

There was discussion about not limiting the sides of buildings that would need a façade improvement. Many businesses front a side street and are visible from Pine Street. Also there was discussion about Urban Renewal paying for awnings, and do we want to head that direction and include awnings in the grant applications.

Community Development Director Tom Humphrey explained that a painter is waiting for this resolution to be approved, they have been in and talked color

options with the City. There was discussion regarding the amount of work that is needed for the Merritt Building.

Brandon Thueson moved to approve Resolution No. 2016-05 Approving a Historic Façade Grant for the Merritt Building, 117 East Pine Street. Taneea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingle, yes; Taneea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

VI. ADJOURNMENT

Rick Samuelson moved to adjourn, Mike Quilty seconded, all said “aye” and the meeting was adjourned at 6:32 p.m.

Dated:

Chair Mayor Hank Williams

ATTEST:

City Recorder

Discussion

Fiscal Year Budget

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/

STAFF REPORT

December 8, 2016

AGENDA ITEM: IV-A

Discussion of FY 16-17 Budget

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

On October 14, 2016 the Development Commission received the Tax Assessors *Notification of Taxes to be Received* in the amount of \$203,024 for FY16-17. After adjusting for the difference between the budgeted and certified tax increment revenue and actual Beginning Cash Balance there is an approximate \$25,000 net loss in budgeted revenue. According to the Tax Assessors office the low growth in tax increment revenue was due to reductions in the utility account and a correction in last year's revenue on the part of the Oregon Department of Revenue.

Staff has reviewed the budget and will present an overview the re-balanced budget at the meeting, including assumptions use to retain a balanced budget.

ISSUES:

To be discussed.

EXHIBITS/ATTACHMENTS:

None

ACTION:

Information Only

RECOMMENDATION:

None – Information Only

Resolution

**Preliminary Design
for East Pine
Streetscape**



STAFF REPORT

December 8, 2016

AGENDA ITEM: V-A

Consideration of Resolution No. 2016-06 approving the preliminary design for the East Pine Streetscape Project (Preliminary Design) and authorizing the Urban Renewal Director to enter into a Modified General Services Agreement with Adkins Engineering for Preparation of Final Engineered Plans for the East Pine Streetscape Project.

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

Prior to advancing to the preparation of final engineered plans for the East Pine Streetscape it is appropriate that the Development Commission officially approve the preliminary design as presented in Attachment "A" (Preliminary Design). The Preliminary Design was publicly reviewed at the October 24, 2016 Open House and the November 14, 2016 Development Committee meeting. At both meetings the consensus was that the Preliminary Design was acceptable. Approval of the Preliminary Design does not preclude minor adjustments to the design during final engineering. As an example the Preliminary Design proposes the use of planters, the actual design (materials, final dimensions, etc.) of which has not been addressed).

At the meeting of November 14, 2016 the Development Commission also discussed the range of estimated construction costs for various phases, including completion of the entire project in a single phase. For the complete project costs ranged from \$3,544,600 (Engineer's estimate, no contingency, no engineering costs) to \$5,068,800 (Engineer's estimate at 30% Contingency, plus engineering costs). Approval of the Preliminary Design does not authorize costs, phasing, or construction scheduling. Phasing and construction scheduling will be addressed as a separate item under funding.

The next step in the design process is the preparation of final engineered plans and construction documentation. Initially, when the design contract was awarded it was based on final engineered plans for one (undetermined) phase only at an estimated cost of \$99,000. Preparation of final engineering plans for the entire project scope will necessitate modification of the contract to include additional funds for the final engineering task. To complete the final engineering task Adkins is proposing a fee adjustment of \$361,000 dollars for a total of \$460,000 to complete the Final Engineering Task for the entire project scope.

EXHIBITS/ATTACHMENTS:

Attachment "A – Preliminary Design Plans for the East Pine Street Project"

Attachment "B – Resolution No. 2016-03 approving the Preliminary Design and Modified General Services Agreement"

ACTION:

Consider Resolution No. 2016-06.

RECOMMENDATION:

Approve Resolution No. 2016-06 Approving the Preliminary Design Plans for the East Pine Streetscape Project and authorizing the Urban Renewal Director to enter into a Modified Contract with Adkins Engineering for Preparation of Final Engineered Plans for the East Pine Streetscape Project.

EAST PINE STREETSCAPE PROJECT



December 8, 2016

Final Preliminary Design

*City of Central Point Development Commission
Resolution No. 2016-06*

EAST PINE STREET STREETSCAPE PRELIMINARY DESIGN

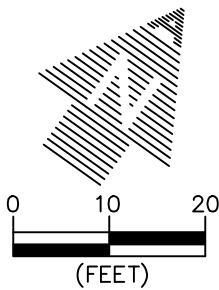
Sheet 1 of 6


BEGIN PROJECT

MATCHLINE
SEE SHEET 2

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STREET

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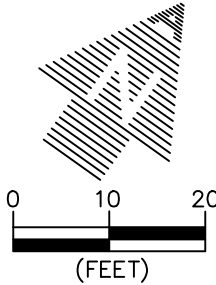
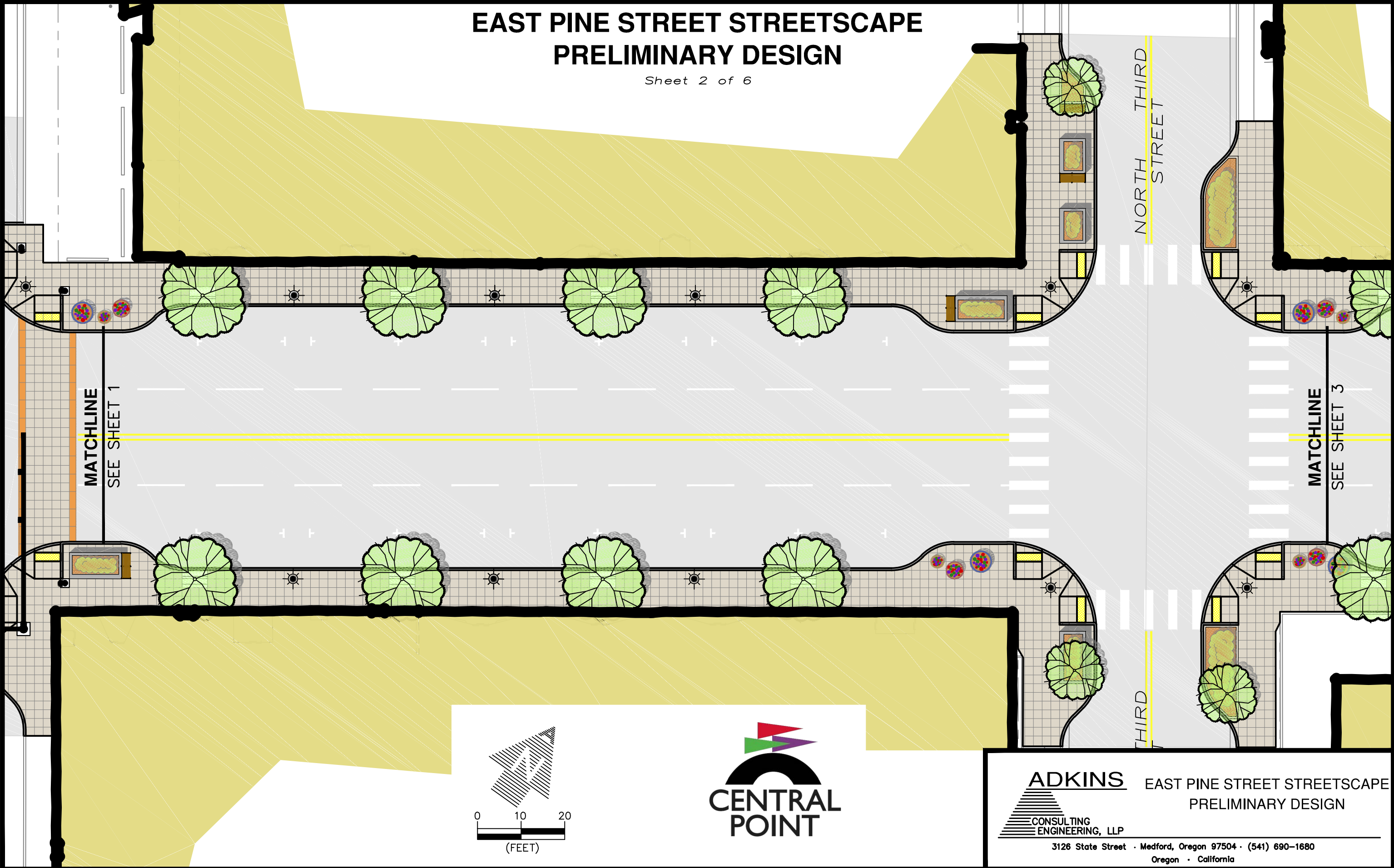
ADKINS EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

CONSULTING
ENGINEERING, LLP

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Oregon • California

EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

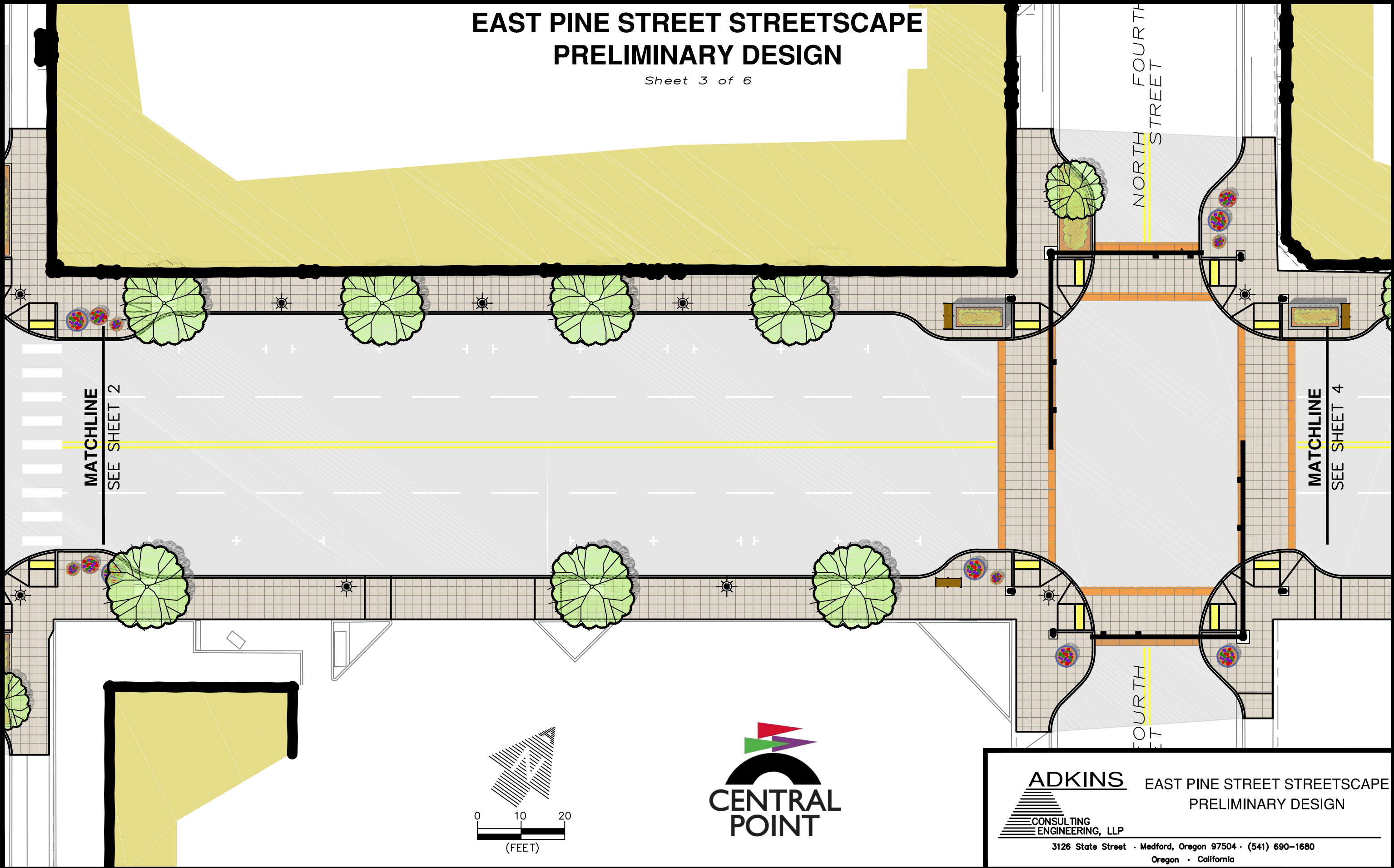
Sheet 2 of 6



ADKINS EAST PINE STREET STREETSCAPE
CONSULTING PRELIMINARY DESIGN
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EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

Sheet 3 of 6

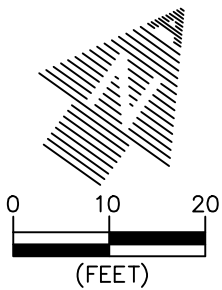



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SEE SHEET 2

MATCHLINE
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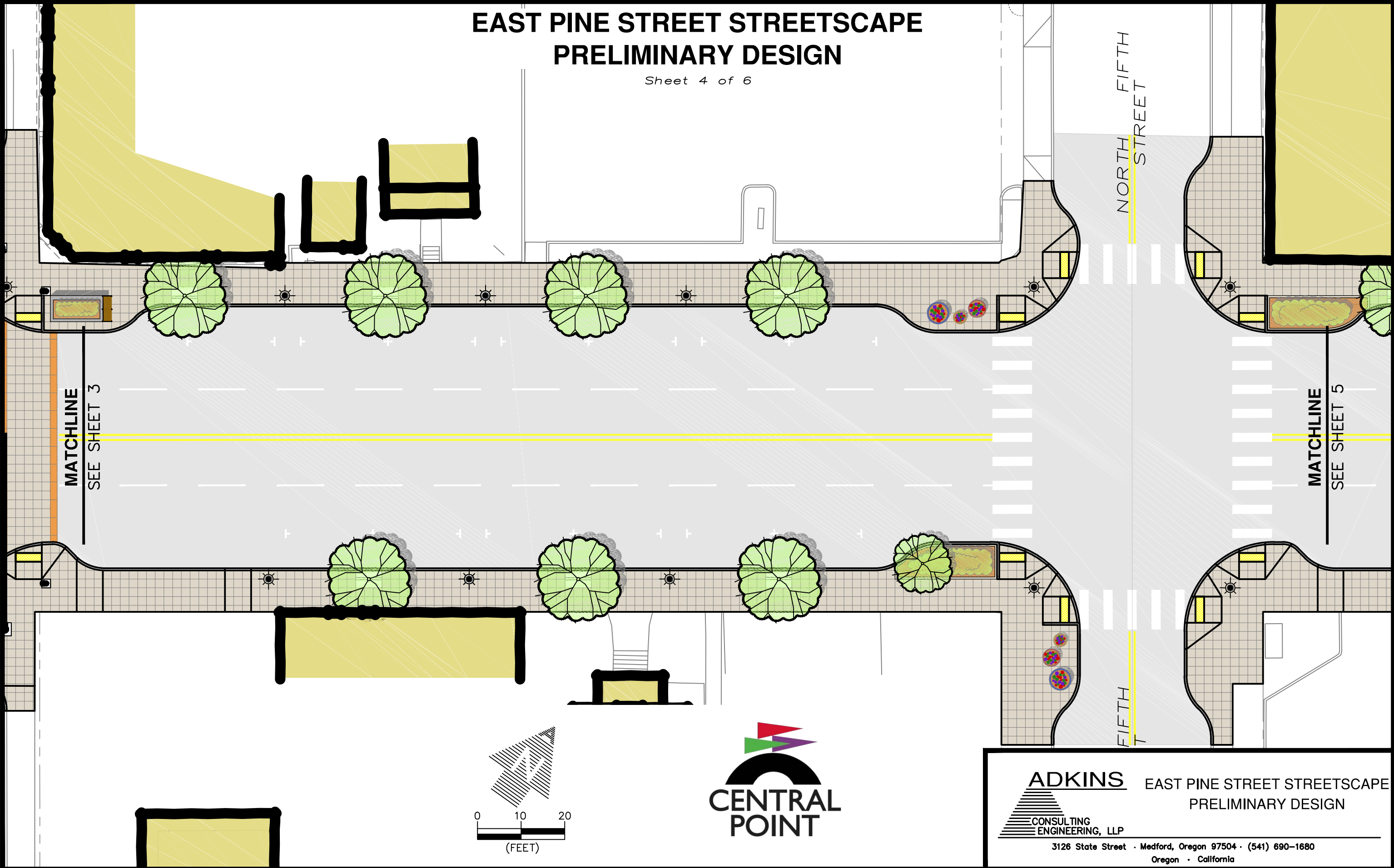


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EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

Sheet 4 of 6

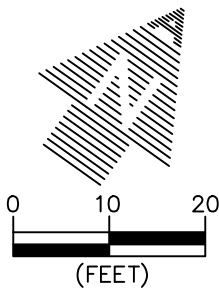



MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 5

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FIFTH
STREET

FIFTH





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EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

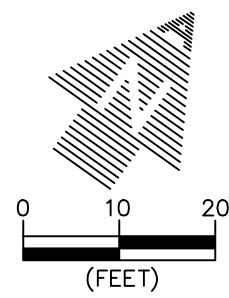
EAST PINE STREET STREETSCAPE PRELIMINARY DESIGN


Sheet 5 of 6



NORTH
SIXTH
STREET

SIXTH



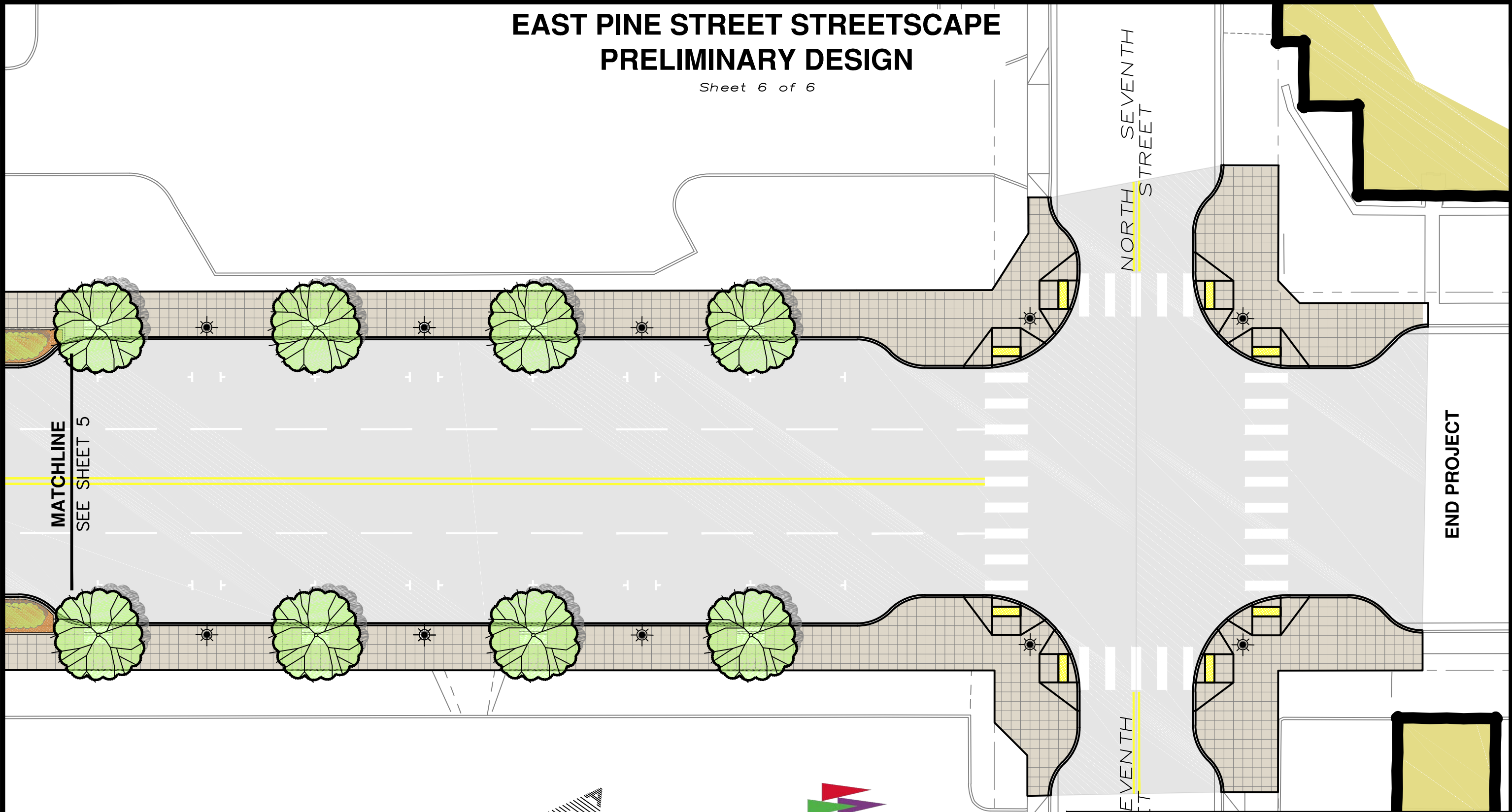


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EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

EAST PINE STREET STREETSCAPE
PRELIMINARY DESIGN

Sheet 6 of 6

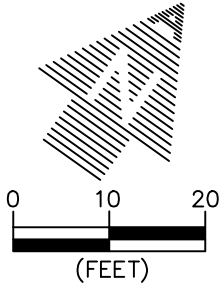


MATCHLINE
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END PROJECT

NORTH
SEVENTH
STREET

SEVENTH
STREET



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Engineers



Planners



Surveyors



Testing

Memorandum

To: City of Central Point

Prepared By: Dave Bergmann, PE *DB*

Checked By: Jeremy Morris, PE *JM*

Date: October 21, 2016

Re: Pine Street Streetscape

Preliminary Construction Cost Estimates

The purpose of the attached cost estimates is to evaluate the possible project costs based on preliminary streetscape layouts. This memo and estimates will be used to discuss project costs and phasing in depth on Monday, October 24th at 4pm with City Staff. Please keep in mind, many of the project features and amenities have yet to be finalized, these estimates includes a 30 percent contingency. Once the project scope is further defined the estimates will become more accurate and the contingency percentage will likely be reduced to between 5 and 10 percent.

The estimates were first prepared on a "block by block" basis for the streetscape improvements only. Those "block by block" estimates were added together to quantify the total Pine Street project cost for the following scenarios:

- First Street to Seventh Street;
- Second Street to Fourth Street without traffic signals;
- Second Street to Fourth Street with traffic signals.

The average per block construction cost is approximately \$845,000 based on streetscape and storm drain work only. The estimated streetscape costs do not include:

- 2-inch grind and inlay of the asphalt pavement costing approximately \$60,000 per block;
- waterline replacement Front Street to Seventh Street costing approximately \$450,000;
- Concrete crosswalks at Second Street and Fourth streets costing approximately \$60,000 per intersection.



The following tables summarize the detailed estimates located at the end of this memorandum:

CITY OF CENTRAL POINT

PINE STREET STREETScape


Location	Construction Subtotal	30-percent Contingency	10-percent Constr. Engr.	TOTAL
FIRST STREET TO SECOND STREET - NORTH	\$301,200	\$90,400	\$39,200	\$430,800
FIRST STREET TO SECOND STREET - SOUTH	\$346,500	\$104,000	\$45,100	\$495,600
SECOND STREET TO THIRD STREET	\$612,200	\$183,700	\$79,600	\$875,500
THIRD STREET TO FOURTH STREET	\$588,900	\$176,700	\$76,600	\$842,200
FOURTH STREET TO FIFTH STREET	\$597,100	\$179,200	\$77,700	\$854,000
FIFTH STREET TO SIXTH STREET	\$603,900	\$181,200	\$78,600	\$863,700
SIXTH STREET TO SEVENTH STREET	\$614,700	\$184,500	\$80,000	\$879,200
FIRST STREET TO SEVENTH STREET (Total Project)	\$3,544,600	\$1,063,400	\$460,800	\$5,068,800
SECOND TO FOURTH (Possible Phase 1)	\$1,187,700	\$356,400	\$154,500	\$1,698,600
SECOND TO FOURTH WITH SIGNALS (Possible Phase 1)	\$1,960,300	\$588,100	\$254,900	\$2,803,300

General Assumptions:

- Temporary Features and Appurtenances – four-week construction period per block, no more than six portable changeable message signs for any one option, extensive pedestrian control measures will be needed to provide access to the adjoining businesses and construction will occur on one side of the street to provide vehicle, pedestrian bicycle channelization.
- Drainage and Sewers – sanitary sewer replacement is not included, storm drain to pick up the Pine Street drainage only with appropriately sized pipes and upsizing of the downstream storm drain in the adjacent streets is not included. They could be currently under sized resulting from these streetscape improvements.
- Illumination Systems and Right of Way Development – see the individual block estimates for the type and number of features assumed. The number and cost of these items need to be further verified when the layout of the streetscape and its amenities is solidified.
- Estimate prices are from recent Front Street bid tabs, ODOT pricing, previous projects and utilizing engineering judgement. The estimated unit prices are based on estimated current construction costs, which may increase over time as this project develops. General inflation is not included in the costs but is typically 3 to 5 percent per year on average.
- Replace waterlines in their current locations within Pine Street from Front Street to Seventh Street and 100 feet down the side streets that currently have waterlines. Install new fire hydrants, new water services and meter boxes adjusted to the new sidewalk grade. The waterline replacement costs includes all valves and fittings.
- The existing signals are to be removed and new traffic signals installed at Second and Fourth streets. New intersection signal controllers, loop detectors, control cabinet and interconnect to Front Street is included. A new pedestrian signal is to be placed on both sides of Pine Street at Sixth Street.

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SECOND STREET - NORTH


October 20, 2016

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Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$76,400	
1	MOBILIZATION	LS	1	7.0%	\$19,600
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$6,800
3	TEMPORARY SIGNS - VEHICLE	SQFT	150	\$16	\$2,400
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	6	\$50	\$300
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	2	\$6,000	\$12,000
10	'FLAGGERS	HOUR	160	\$46	\$7,400
11	TRAFFIC CONTROL SUPERVISOR	EACH	15	\$350	\$5,300
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	1	\$1,700	\$1,700
14	INLET PROTECTION TYPE 3	EACH	4	\$250	\$1,000
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$21,000	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	0.5	\$4,000	\$2,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	250	\$20	\$5,000
3	REMOVAL OF CONCRERE CURBS	FOOT	300	\$8	\$2,400
4	REMOVAL OF INLETS	EACH	1	\$1,000	\$1,000
5	REMOVAL OF SURFACING	SQYD	300	\$10	\$3,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	400	\$2	\$800
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	130	\$35	\$4,600
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	200	\$1	\$200
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$13,700	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	0	\$80	\$0
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	100	\$60	\$6,000
3	ADJUSTING BOXES	EACH	4	\$250	\$1,000
4	CONNECTION TO EXISTING STRUCTURES	EACH	1	\$1,500	\$1,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	1	\$1,000	\$1,000
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	1	\$1,800	\$1,800
7	CONCRETE MANHOLES, SHALLOW	EACH	0	\$4,000	\$0
8	SLOTTED DRAINS	EACH	2	\$1,200	\$2,400
BASES		TOTAL FOR GROUP		\$9,000	
1	AGGREGATE BASE	TON	300	\$30	\$9,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SECOND STREET - NORTH


October 20, 2016

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Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$51,900	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	60	\$180	\$10,800
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	280	\$20	\$5,600
3	CONCRETE DRIVEWAYS, REINF	SQFT	330	\$10	\$3,300
4	CONCRETE WALKS	SQFT	3800	\$8	\$30,400
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	2	\$900	\$1,800
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$75,400	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	2	\$1,600	\$3,200
4	TRAFFIC SIGNS	EACH	2	\$2,500	\$5,000
5	PARKING SIGNS	EACH	4	\$800	\$3,200
6	LIGHTING POLES COMPLETE	EACH	4	\$12,000	\$48,000
7	LIGHTING CONDUIT/WIRING	FOOT	200	\$35	\$7,000
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$38,800	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	270	\$20	\$5,400
2	PLANTER POTS/PLANTS	EACH	0	\$1,500	\$0
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	4	\$800	\$3,200
5	TREE/PLANTER WELLS	EACH	4	\$500	\$2,000
6	TREE GRATES	EACH	4	\$1,200	\$4,800
7	BENCHES, TYPE _____	EACH	1	\$1,000	\$1,000
8	BICYCLE RACKS	EACH	3	\$600	\$1,800
9	LITTER RECEPTACLES	EACH	3	\$1,600	\$4,800
10	SEAT WALLS	SQFT	108	\$35	\$3,800
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$15,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	8	\$1,500	\$12,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$301,200	
30% CONTINGENCY				\$90,400	
10% CONSTRUCTION ENGINEERING				\$39,200	
TOTAL				\$430,800	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SECOND STREET - SOUTH

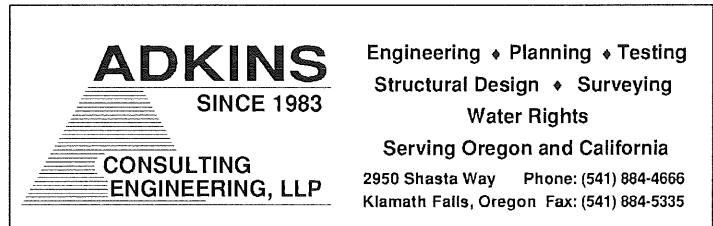
October 20, 2016

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	SINCE 1983	Structural Design ♦ Surveying
	CONSULTING ENGINEERING, LLP	Water Rights
	Serving Oregon and California	2950 Shasta Way Phone: (541) 884-4666 Klamath Falls, Oregon Fax: (541) 884-5335

Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$83,900	
1	MOBILIZATION	LS	1	7.0%	\$22,500
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$7,900
3	TEMPORARY SIGNS - VEHICLE	SQFT	150	\$16	\$2,400
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	6	\$50	\$300
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	2	\$6,000	\$12,000
10	'FLAGGERS	HOUR	200	\$46	\$9,200
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	1	\$1,700	\$1,700
14	INLET PROTECTION TYPE 3	EACH	4	\$250	\$1,000
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$20,600	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	0.5	\$4,000	\$2,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	250	\$20	\$5,000
3	REMOVAL OF CONCRERE CURBS	FOOT	300	\$8	\$2,400
4	REMOVAL OF INLETS	EACH	1	\$1,000	\$1,000
5	REMOVAL OF SURFACING	SQYD	300	\$10	\$3,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	400	\$2	\$800
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	120	\$35	\$4,200
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	200	\$1	\$200
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$37,500	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	300	\$80	\$24,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	0	\$60	\$0
3	ADJUSTING BOXES	EACH	4	\$250	\$1,000
4	CONNECTION TO EXISTING STRUCTURES	EACH	1	\$1,500	\$1,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	1	\$1,000	\$1,000
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	2	\$1,800	\$3,600
7	CONCRETE MANHOLES, SHALLOW	EACH	1	\$4,000	\$4,000
8	SLOTTED DRAINS	EACH	2	\$1,200	\$2,400
BASES		TOTAL FOR GROUP		\$9,000	
1	AGGREGATE BASE	TON	300	\$30	\$9,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SECOND STREET - SOUTH

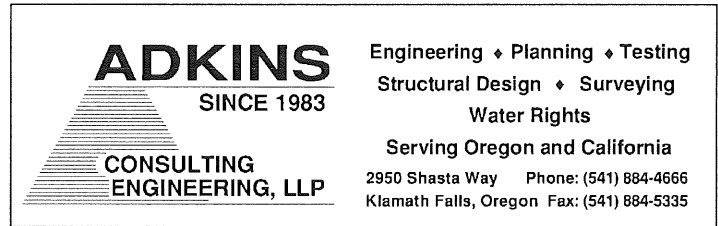
October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$59,600	
1	LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	60	\$180	\$10,800
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	270	\$20	\$5,400
3	CONCRETE DRIVEWAYS, REINF	SQFT	0	\$10	\$0
4	CONCRETE WALKS	SQFT	5200	\$8	\$41,600
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	2	\$900	\$1,800
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$63,400	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	2	\$1,600	\$3,200
4	TRAFFIC SIGNS	EACH	2	\$2,500	\$5,000
5	PARKING SIGNS	EACH	4	\$800	\$3,200
6	LIGHTING POLES COMPLETE	EACH	3	\$12,000	\$36,000
7	LIGHTING CONDUIT/WIRING	FOOT	200	\$35	\$7,000
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$57,500	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	328	\$20	\$6,600
2	PLANTER POTS/PLANTS	EACH	3	\$1,500	\$4,500
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	5	\$800	\$4,000
5	TREE/PLANTER WELLS	EACH	5	\$500	\$2,500
6	TREE GRATES	EACH	5	\$1,200	\$6,000
7	BENCHES, TYPE _____	EACH	1	\$1,000	\$1,000
8	BICYCLE RACKS	EACH	3	\$600	\$1,800
9	LITTER RECEPTACLES	EACH	3	\$1,600	\$4,800
10	SEAT WALLS	SQFT	408	\$35	\$14,300
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPURTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$15,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	8	\$1,500	\$12,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$346,500	
30% CONTINGENCY				\$104,000	
10% CONSTRUCTION ENGINEERING				\$45,100	
TOTAL				\$495,600	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND STREET TO THIRD STREET

October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$130,300	
1	MOBILIZATION	LS	1	7.0%	\$39,900
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$13,900
3	TEMPORARY SIGNS - VEHICLE	SQFT	300	\$16	\$4,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIC DRUMS	EACH	12	\$50	\$600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	4	\$6,000	\$24,000
10	'FLAGGERS	HOUR	320	\$46	\$14,800
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	2	\$1,700	\$3,400
14	INLET PROTECTION TYPE 3	EACH	8	\$250	\$2,000
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$42,900	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$4,000	\$4,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	550	\$20	\$11,000
3	REMOVAL OF CONCRETE CURBS	FOOT	750	\$8	\$6,000
4	REMOVAL OF INLETS	EACH	0	\$1,000	\$0
5	REMOVAL OF SURFACING	SQYD	700	\$10	\$7,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	1000	\$2	\$2,000
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	300	\$35	\$10,500
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	400	\$1	\$400
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$65,300	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	400	\$80	\$32,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	100	\$60	\$6,000
3	ADJUSTING BOXES	EACH	10	\$250	\$2,500
4	CONNECTION TO EXISTING STRUCTURES	EACH	0	\$1,500	\$0
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	0	\$1,000	\$0
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	6	\$1,800	\$10,800
7	CONCRETE MANHOLES, SHALLOW	EACH	2	\$4,000	\$8,000
8	SLOTTED DRAINS	EACH	5	\$1,200	\$6,000
BASES		TOTAL FOR GROUP		\$16,500	
1	AGGREGATE BASE	TON	550	\$30	\$16,500

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND STREET TO THIRD STREET

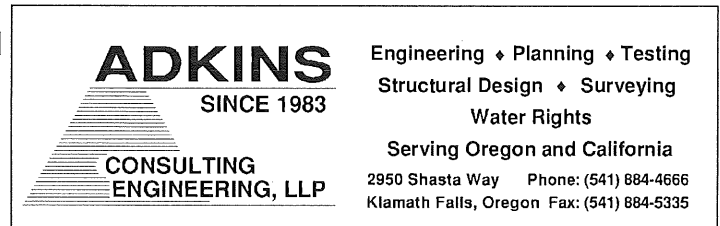
October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$110,600	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	150	\$180	\$27,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	700	\$20	\$14,000
3	CONCRETE DRIVEWAYS, REINF	SQFT	0	\$10	\$0
4	CONCRETE WALKS	SQFT	7800	\$8	\$62,400
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	8	\$900	\$7,200
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$157,300	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	4	\$1,600	\$6,400
4	TRAFFIC SIGNS	EACH	4	\$2,500	\$10,000
5	PARKING SIGNS	EACH	8	\$800	\$6,400
6	LIGHTING POLES COMPLETE	EACH	9	\$12,000	\$108,000
7	LIGHTING CONDUIT/WIRING	FOOT	500	\$35	\$17,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$74,300	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	227	\$20	\$4,600
2	PLANTER POTS/PLANTS	EACH	6	\$1,500	\$9,000
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	8	\$800	\$6,400
5	TREE/PLANTER WELLS	EACH	8	\$500	\$4,000
6	TREE GRATES	EACH	8	\$1,200	\$9,600
7	BENCHES, TYPE _____	EACH	10	\$1,000	\$10,000
8	BICYCLE RACKS	EACH	6	\$600	\$3,600
9	LITTER RECEPTACLES	EACH	6	\$1,600	\$9,600
10	SEAT WALLS	SQFT	156	\$35	\$5,500
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$15,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	8	\$1,500	\$12,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$612,200	
30% CONTINGENCY				\$183,700	
10% CONSTRUCTION ENGINEERING				\$79,600	
TOTAL				\$875,500	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
THIRD STREET TO FOURTH STREET


October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$127,800	
1	MOBILIZATION	LS	1	7.0%	\$38,400
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$13,400
3	TEMPORARY SIGNS - VEHICLE	SQFT	300	\$16	\$4,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	12	\$50	\$600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	4	\$6,000	\$24,000
10	'FLAGGERS	HOURL	320	\$46	\$14,800
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	2	\$1,700	\$3,400
14	INLET PROTECTION TYPE 3	EACH	6	\$250	\$1,500
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$43,200	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$4,000	\$4,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	550	\$20	\$11,000
3	REMOVAL OF CONCRERE CURBS	FOOT	700	\$8	\$5,600
4	REMOVAL OF INLETS	EACH	0	\$1,000	\$0
5	REMOVAL OF SURFACING	SQYD	700	\$10	\$7,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	1000	\$2	\$2,000
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	320	\$35	\$11,200
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	400	\$1	\$400
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$49,400	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	200	\$80	\$16,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	300	\$60	\$18,000
3	ADJUSTING BOXES	EACH	12	\$250	\$3,000
4	CONNECTION TO EXISTING STRUCTURES	EACH	0	\$1,500	\$0
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	0	\$1,000	\$0
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	2	\$1,800	\$3,600
7	CONCRETE MANHOLES, SHALLOW	EACH	1	\$4,000	\$4,000
8	SLOTTED DRAINS	EACH	4	\$1,200	\$4,800
BASES		TOTAL FOR GROUP		\$18,000	
1	AGGREGATE BASE	TON	600	\$30	\$18,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
THIRD STREET TO FOURTH STREET

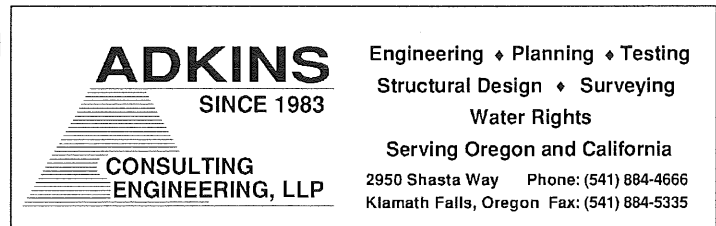
October 20, 2016

	ADKINS SINCE 1983 CONSULTING ENGINEERING, LLP	Engineering ♦ Planning ♦ Testing Structural Design ♦ Surveying Water Rights Serving Oregon and California 2950 Shasta Way Phone: (541) 884-4666 Klamath Falls, Oregon Fax: (541) 884-5335

Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$113,800	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	150	\$180	\$27,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	740	\$20	\$14,800
3	CONCRETE DRIVEWAYS, REINF	SQFT	400	\$10	\$4,000
4	CONCRETE WALKS	SQFT	7600	\$8	\$60,800
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	8	\$900	\$7,200
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$145,300	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	4	\$1,600	\$6,400
4	TRAFFIC SIGNS	EACH	4	\$2,500	\$10,000
5	PARKING SIGNS	EACH	8	\$800	\$6,400
6	LIGHTING POLES COMPLETE	EACH	8	\$12,000	\$96,000
7	LIGHTING CONDUIT/WIRING	FOOT	500	\$35	\$17,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$76,400	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	430	\$20	\$8,600
2	PLANTER POTS/PLANTS	EACH	9	\$1,500	\$13,500
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	7	\$800	\$5,600
5	TREE/PLANTER WELLS	EACH	7	\$500	\$3,500
6	TREE GRATES	EACH	7	\$1,200	\$8,400
7	BENCHES, TYPE _____	EACH	5	\$1,000	\$5,000
8	BICYCLE RACKS	EACH	6	\$600	\$3,600
9	LITTER RECEPTACLES	EACH	6	\$1,600	\$9,600
10	SEAT WALLS	SQFT	186	\$35	\$6,600
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$15,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	8	\$1,500	\$12,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$588,900	
30% CONTINGENCY				\$176,700	
10% CONSTRUCTION ENGINEERING				\$76,600	
TOTAL				\$842,200	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FOURTH STREET TO FIFTH STREET

October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$129,000	
1	MOBILIZATION	LS	1	7.0%	\$38,900
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$13,600
3	TEMPORARY SIGNS - VEHICLE	SQFT	300	\$16	\$4,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	12	\$50	\$600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	4	\$6,000	\$24,000
10	'FLAGGERS	HOURL	320	\$46	\$14,800
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	2	\$1,700	\$3,400
14	INLET PROTECTION TYPE 3	EACH	8	\$250	\$2,000
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$45,200	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$4,000	\$4,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	550	\$20	\$11,000
3	REMOVAL OF CONCRERE CURBS	FOOT	700	\$8	\$5,600
4	REMOVAL OF INLETS	EACH	2	\$1,000	\$2,000
5	REMOVAL OF SURFACING	SQYD	700	\$10	\$7,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	1000	\$2	\$2,000
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	320	\$35	\$11,200
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	400	\$1	\$400
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$53,600	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	100	\$80	\$8,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	400	\$60	\$24,000
3	ADJUSTING BOXES	EACH	10	\$250	\$2,500
4	CONNECTION TO EXISTING STRUCTURES	EACH	1	\$1,500	\$1,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	0	\$1,000	\$0
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	4	\$1,800	\$7,200
7	CONCRETE MANHOLES, SHALLOW	EACH	2	\$4,000	\$8,000
8	SLOTTED DRAINS	EACH	2	\$1,200	\$2,400
BASES		TOTAL FOR GROUP		\$18,000	
1	AGGREGATE BASE	TON	600	\$30	\$18,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FOURTH STREET TO FIFTH STREET


October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$111,400	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	150	\$180	\$27,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	740	\$20	\$14,800
3	CONCRETE DRIVEWAYS, REINF	SQFT	400	\$10	\$4,000
4	CONCRETE WALKS	SQFT	7300	\$8	\$58,400
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	8	\$900	\$7,200
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$157,300	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	4	\$1,600	\$6,400
4	TRAFFIC SIGNS	EACH	4	\$2,500	\$10,000
5	PARKING SIGNS	EACH	8	\$800	\$6,400
6	LIGHTING POLES COMPLETE	EACH	9	\$12,000	\$108,000
7	LIGHTING CONDUIT/WIRING	FOOT	500	\$35	\$17,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$67,600	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	189	\$20	\$3,800
2	PLANTER POTS/PLANTS	EACH	10	\$1,500	\$15,000
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	7	\$800	\$5,600
5	TREE/PLANTER WELLS	EACH	7	\$500	\$3,500
6	TREE GRATES	EACH	7	\$1,200	\$8,400
7	BENCHES, TYPE _____	EACH	3	\$1,000	\$3,000
8	BICYCLE RACKS	EACH	6	\$600	\$3,600
9	LITTER RECEPTACLES	EACH	6	\$1,600	\$9,600
10	SEAT WALLS	SQFT	86	\$35	\$3,100
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$15,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	8	\$1,500	\$12,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$597,100	
30% CONTINGENCY				\$179,200	
10% CONSTRUCTION ENGINEERING				\$77,700	
TOTAL				\$854,000	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIFTH STREET TO SIXTH STREET

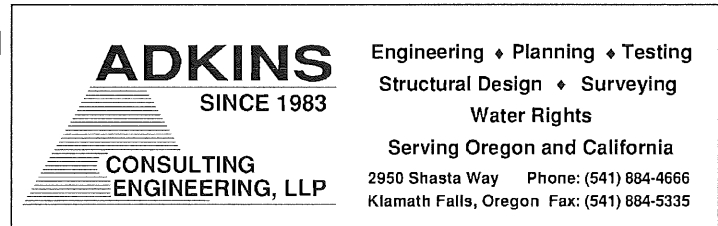
October 20, 2016

	ADKINS SINCE 1983 CONSULTING ENGINEERING, LLP	Engineering ♦ Planning ♦ Testing Structural Design ♦ Surveying Water Rights Serving Oregon and California 2950 Shasta Way Phone: (541) 884-4666 Klamath Falls, Oregon Fax: (541) 884-5335

Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$129,100	
1	MOBILIZATION	LS	1	7.0%	\$39,400
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$13,700
3	TEMPORARY SIGNS - VEHICLE	SQFT	300	\$16	\$4,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	12	\$50	\$600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	4	\$6,000	\$24,000
10	'FLAGGERS	HOURL	320	\$46	\$14,800
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	2	\$1,700	\$3,400
14	INLET PROTECTION TYPE 3	EACH	6	\$250	\$1,500
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$45,200	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$4,000	\$4,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	550	\$20	\$11,000
3	REMOVAL OF CONCRERE CURBS	FOOT	700	\$8	\$5,600
4	REMOVAL OF INLETS	EACH	2	\$1,000	\$2,000
5	REMOVAL OF SURFACING	SQYD	700	\$10	\$7,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	1000	\$2	\$2,000
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	320	\$35	\$11,200
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	400	\$1	\$400
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$54,200	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	100	\$80	\$8,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	350	\$60	\$21,000
3	ADJUSTING BOXES	EACH	10	\$250	\$2,500
4	CONNECTION TO EXISTING STRUCTURES	EACH	1	\$1,500	\$1,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	0	\$1,000	\$0
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	6	\$1,800	\$10,800
7	CONCRETE MANHOLES, SHALLOW	EACH	2	\$4,000	\$8,000
8	SLOTTED DRAINS	EACH	2	\$1,200	\$2,400
BASES		TOTAL FOR GROUP		\$18,000	
1	AGGREGATE BASE	TON	600	\$30	\$18,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIFTH STREET TO SIXTH STREET

October 20, 2016




Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$115,800	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	150	\$180	\$27,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	740	\$20	\$14,800
3	CONCRETE DRIVEWAYS, REINF	SQFT	600	\$10	\$6,000
4	CONCRETE WALKS	SQFT	7600	\$8	\$60,800
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	8	\$900	\$7,200
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$169,300	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	4	\$1,600	\$6,400
4	TRAFFIC SIGNS	EACH	4	\$2,500	\$10,000
5	PARKING SIGNS	EACH	8	\$800	\$6,400
6	LIGHTING POLES COMPLETE	EACH	10	\$12,000	\$120,000
7	LIGHTING CONDUIT/WIRING	FOOT	500	\$35	\$17,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$60,300	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	330	\$20	\$6,600
2	PLANTER POTS/PLANTS	EACH	2	\$1,500	\$3,000
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	7	\$800	\$5,600
5	TREE/PLANTER WELLS	EACH	7	\$500	\$3,500
6	TREE GRATES	EACH	7	\$1,200	\$8,400
7	BENCHES, TYPE _____	EACH	3	\$1,000	\$3,000
8	BICYCLE RACKS	EACH	6	\$600	\$3,600
9	LITTER RECEPTACLES	EACH	6	\$1,600	\$9,600
10	SEAT WALLS	SQFT	142	\$35	\$5,000
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$12,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	6	\$1,500	\$9,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$603,900	
30% CONTINGENCY				\$181,200	
10% CONSTRUCTION ENGINEERING				\$78,600	
TOTAL				\$863,700	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SIXTH STREET TO SEVENTH STREET

October 20, 2016

Includes east side of Seventh

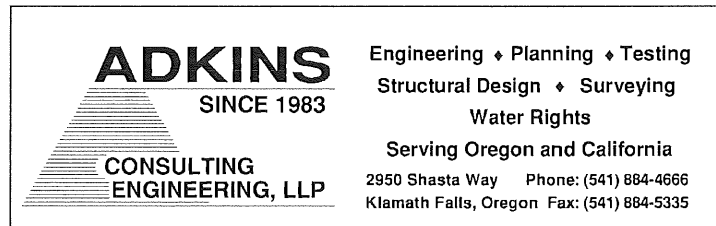
	ADKINS SINCE 1983 CONSULTING ENGINEERING, LLP	Engineering ♦ Planning ♦ Testing Structural Design ♦ Surveying Water Rights Serving Oregon and California 2950 Shasta Way Phone: (541) 884-4666 Klamath Falls, Oregon Fax: (541) 884-5335
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Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$130,100	
1	MOBILIZATION	LS	1	7.0%	\$40,100
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$14,000
3	TEMPORARY SIGNS - VEHICLE	SQFT	300	\$16	\$4,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	50	\$16	\$800
5	'TEMPORARY BARRICADES, TYPE II	EACH	12	\$50	\$600
6	TEMPORARY BARRICADES, TYPE III	EACH	4	\$125	\$500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	500	\$30	\$15,000
8	TEMPORARY PLASTIN DRUMS	EACH	12	\$50	\$600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	4	\$6,000	\$24,000
10	'FLAGGERS	HOUR	320	\$46	\$14,800
11	TRAFFIC CONTROL SUPERVISOR	EACH	20	\$350	\$7,000
12	EROSION CONTROL	LS	1	\$1,000	\$1,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	2	\$1,700	\$3,400
14	INLET PROTECTION TYPE 3	EACH	6	\$250	\$1,500
15	POLLUTION CONTROL PLAN	LS	1	\$1,000	\$1,000
16	HEALTH AND SAFETY PLAN	LS	1	\$1,000	\$1,000
ROAD WORK		TOTAL FOR GROUP		\$51,800	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	\$4,000	\$4,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	550	\$20	\$11,000
3	REMOVAL OF CONCRERE CURBS	FOOT	900	\$8	\$7,200
4	REMOVAL OF INLETS	EACH	2	\$1,000	\$2,000
5	REMOVAL OF SURFACING	SQYD	800	\$10	\$8,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	1200	\$2	\$2,400
7	CLEARING AND GRUBBING	LS	1	\$1,500	\$1,500
8	GENERAL EXCAVATION	CUYD	420	\$35	\$14,700
9	WATERING	MGAL	10	\$50	\$500
10	SUBGRADE GEOTEXTILE	SQYD	500	\$1	\$500
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$55,800	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	100	\$80	\$8,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	400	\$60	\$24,000
3	ADJUSTING BOXES	EACH	6	\$250	\$1,500
4	CONNECTION TO EXISTING STRUCTURES	EACH	1	\$1,500	\$1,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	2	\$1,000	\$2,000
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	6	\$1,800	\$10,800
7	CONCRETE MANHOLES, SHALLOW	EACH	2	\$4,000	\$8,000
8	SLOTTED DRAINS	EACH	0	\$1,200	\$0
BASES		TOTAL FOR GROUP		\$18,000	
1	AGGREGATE BASE	TON	600	\$30	\$18,000

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SIXTH STREET TO SEVENTH STREET

October 20, 2016


Includes east side of Seventh



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$127,800	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	150	\$180	\$27,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	900	\$20	\$18,000
3	CONCRETE DRIVEWAYS, REINF	SQFT	0	\$10	\$0
4	CONCRETE WALKS	SQFT	9000	\$8	\$72,000
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	12	\$900	\$10,800
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$169,300	
1	STRIPING AND LEGEND REMOVAL	LS	1	\$3,000	\$3,000
2	STRIPING, XWALKS AND LEGENDS	LS	1	\$6,000	\$6,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	4	\$1,600	\$6,400
4	TRAFFIC SIGNS	EACH	4	\$2,500	\$10,000
5	PARKING SIGNS	EACH	8	\$800	\$6,400
6	LIGHTING POLES COMPLETE	EACH	10	\$12,000	\$120,000
7	LIGHTING CONDUIT/WIRING	FOOT	500	\$35	\$17,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$55,900	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	284	\$20	\$5,700
2	PLANTER POTS/PLANTS	EACH	0	\$1,500	\$0
3	MISCELLANEOUS IRRIGATION	LS	1	\$10,000	\$10,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	8	\$800	\$6,400
5	TREE/PLANTER WELLS	EACH	8	\$500	\$4,000
6	TREE GRATES	EACH	8	\$1,200	\$9,600
7	BENCHES, TYPE _____	EACH	1	\$1,000	\$1,000
8	BICYCLE RACKS	EACH	6	\$600	\$3,600
9	LITTER RECEPTACLES	EACH	6	\$1,600	\$9,600
10	SEAT WALLS	SQFT	112	\$35	\$4,000
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPURTENANCES	LS	1	\$2,000	\$2,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$6,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	2	\$1,500	\$3,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	1	\$3,000	\$3,000
SUBTOTAL				\$614,700	
30% CONTINGENCY				\$184,500	
10% CONSTRUCTION ENGINEERING				\$80,000	
TOTAL				\$879,200	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SEVENTH STREET

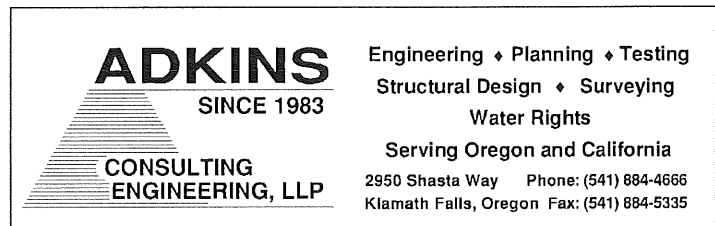
October 20, 2016

	ADKINS SINCE 1983	Engineering ♦ Planning ♦ Testing Structural Design ♦ Surveying Water Rights
	CONSULTING ENGINEERING, LLP	Serving Oregon and California 2950 Shasta Way Phone: (541) 884-4666 Klamath Falls, Oregon Fax: (541) 884-5335

Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$687,100	
1	MOBILIZATION	LS	7	7.0%	\$230,600
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	7	2.5%	\$80,400
3	TEMPORARY SIGNS - VEHICLE	SQFT	1800	\$16	\$28,800
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	350	\$16	\$5,600
5	'TEMPORARY BARRICADES, TYPE II	EACH	84	\$50	\$4,200
6	TEMPORARY BARRICADES, TYPE III	EACH	28	\$125	\$3,500
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	3500	\$30	\$105,000
8	TEMPORARY PLASTIN DRUMS	EACH	72	\$50	\$3,600
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	6	\$6,000	\$36,000
10	'FLAGGERS	HOURL	1960	\$46	\$90,200
11	TRAFFIC CONTROL SUPERVISOR	EACH	135	\$350	\$47,300
12	EROSION CONTROL	LS	7	\$1,000	\$7,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	12	\$1,700	\$20,400
14	INLET PROTECTION TYPE 3	EACH	42	\$250	\$10,500
15	POLLUTION CONTROL PLAN	LS	7	\$1,000	\$7,000
16	HEALTH AND SAFETY PLAN	LS	7	\$1,000	\$7,000
ROAD WORK		TOTAL FOR GROUP		\$269,900	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	6	\$4,000	\$24,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	3250	\$20	\$65,000
3	REMOVAL OF CONCRERE CURBS	FOOT	4350	\$8	\$34,800
4	REMOVAL OF INLETS	EACH	8	\$1,000	\$8,000
5	REMOVAL OF SURFACING	SQYD	4200	\$10	\$42,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	6000	\$2	\$12,000
7	CLEARING AND GRUBBING	LS	7	\$1,500	\$10,500
8	GENERAL EXCAVATION	CUYD	1930	\$35	\$67,600
9	WATERING	MGAL	70	\$50	\$3,500
10	SUBGRADE GEOTEXTILE	SQYD	2500	\$1	\$2,500
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$329,500	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	1200	\$80	\$96,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	1650	\$60	\$99,000
3	ADJUSTING BOXES	EACH	56	\$250	\$14,000
4	CONNECTION TO EXISTING STRUCTURES	EACH	5	\$1,500	\$7,500
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	4	\$1,000	\$4,000
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	27	\$1,800	\$48,600
7	CONCRETE MANHOLES, SHALLOW	EACH	10	\$4,000	\$40,000
8	SLOTTED DRAINS	EACH	17	\$1,200	\$20,400
BASES		TOTAL FOR GROUP		\$106,500	
1	AGGREGATE BASE	TON	3550	\$30	\$106,500

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
FIRST STREET TO SEVENTH STREET

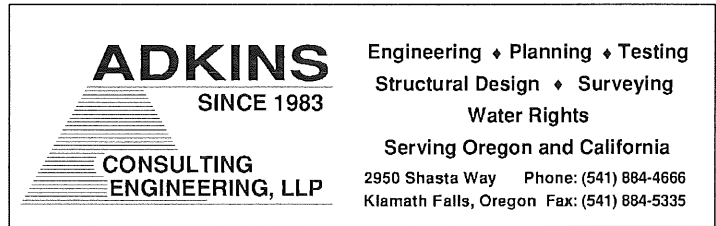
October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$690,900	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	870	\$180	\$156,600
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	4370	\$20	\$87,400
3	CONCRETE DRIVEWAYS, REINF	SQFT	1730	\$10	\$17,300
4	CONCRETE WALKS	SQFT	48300	\$8	\$386,400
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	48	\$900	\$43,200
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$937,300	
1	STRIPING AND LEGEND REMOVAL	LS	7	\$3,000	\$21,000
2	STRIPING, XWALKS AND LEGENDS	LS	7	\$6,000	\$42,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	24	\$1,600	\$38,400
4	TRAFFIC SIGNS	EACH	24	\$2,500	\$60,000
5	PARKING SIGNS	EACH	48	\$800	\$38,400
6	LIGHTING POLES COMPLETE	EACH	53	\$12,000	\$636,000
7	LIGHTING CONDUIT/WIRING	FOOT	2900	\$35	\$101,500
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$430,400	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	2058	\$20	\$41,200
2	PLANTER POTS/PLANTS	EACH	30	\$1,500	\$45,000
3	MISCELLANEOUS IRRIGATION	LS	7	\$10,000	\$70,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	46	\$800	\$36,800
5	TREE/PLANTER WELLS	EACH	46	\$500	\$23,000
6	TREE GRATES	EACH	46	\$1,200	\$55,200
7	BENCHES, TYPE _____	EACH	24	\$1,000	\$24,000
8	BICYCLE RACKS	EACH	36	\$600	\$21,600
9	LITTER RECEPTACLES	EACH	36	\$1,600	\$57,600
10	SEAT WALLS	SQFT	1198	\$35	\$42,000
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPURTENANCES	LS	7	\$2,000	\$14,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$93,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	48	\$1,500	\$72,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	7	\$3,000	\$21,000
SUBTOTAL				\$3,544,600	
30% CONTINGENCY				\$1,063,400	
10% CONSTRUCTION ENGINEERING				\$460,800	
TOTAL				\$5,068,800	

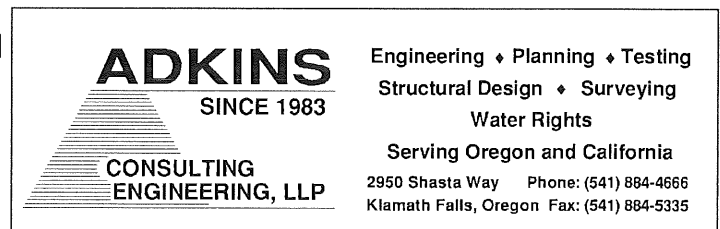
CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND TO FOURTH

October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$244,800	
1	MOBILIZATION	LS	1	7.0%	\$77,400
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$27,000
3	TEMPORARY SIGNS - VEHICLE	SQFT	600	\$16	\$9,600
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	100	\$16	\$1,600
5	'TEMPORARY BARRICADES, TYPE II	EACH	24	\$50	\$1,200
6	TEMPORARY BARRICADES, TYPE III	EACH	8	\$125	\$1,000
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	1000	\$30	\$30,000
8	TEMPORARY PLASTIN DRUMS	EACH	24	\$50	\$1,200
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	6	\$6,000	\$36,000
10	'FLAGGERS	HOUR	640	\$46	\$29,500
11	TRAFFIC CONTROL SUPERVISOR	EACH	40	\$350	\$14,000
12	EROSION CONTROL	LS	2	\$1,000	\$2,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	4	\$1,700	\$6,800
14	INLET PROTECTION TYPE 3	EACH	14	\$250	\$3,500
15	POLLUTION CONTROL PLAN	LS	2	\$1,000	\$2,000
16	HEALTH AND SAFETY PLAN	LS	2	\$1,000	\$2,000
ROAD WORK		TOTAL FOR GROUP		\$86,100	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	2	\$4,000	\$8,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	1100	\$20	\$22,000
3	REMOVAL OF CONCRERE CURBS	FOOT	1450	\$8	\$11,600
4	REMOVAL OF INLETS	EACH	0	\$1,000	\$0
5	REMOVAL OF SURFACING	SQYD	1400	\$10	\$14,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	2000	\$2	\$4,000
7	CLEARING AND GRUBBING	LS	2	\$1,500	\$3,000
8	GENERAL EXCAVATION	CUYD	620	\$35	\$21,700
9	WATERING	MGAL	20	\$50	\$1,000
10	SUBGRADE GEOTEXTILE	SQYD	800	\$1	\$800
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$114,700	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	600	\$80	\$48,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	400	\$60	\$24,000
3	ADJUSTING BOXES	EACH	22	\$250	\$5,500
4	CONNECTION TO EXISTING STRUCTURES	EACH	0	\$1,500	\$0
5	MAJOR ADJUSTMENT OF MANHOLES	EACH	0	\$1,000	\$0
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	8	\$1,800	\$14,400
7	CONCRETE MANHOLES, SHALLOW	EACH	3	\$4,000	\$12,000
8	SLOTTED DRAINS	EACH	9	\$1,200	\$10,800
BASES		TOTAL FOR GROUP		\$34,500	
1	AGGREGATE BASE	TON	1150	\$30	\$34,500

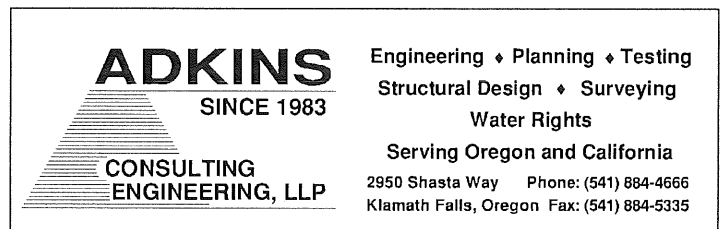
CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND TO FOURTH
October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$224,400	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	300	\$180	\$54,000
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	1440	\$20	\$28,800
3	CONCRETE DRIVEWAYS, REINF	SQFT	400	\$10	\$4,000
4	CONCRETE WALKS	SQFT	15400	\$8	\$123,200
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	16	\$900	\$14,400
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$302,600	
1	STRIPING AND LEGEND REMOVAL	LS	2	\$3,000	\$6,000
2	STRIPING, XWALKS AND LEGENDS	LS	2	\$6,000	\$12,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	8	\$1,600	\$12,800
4	TRAFFIC SIGNS	EACH	8	\$2,500	\$20,000
5	PARKING SIGNS	EACH	16	\$800	\$12,800
6	LIGHTING POLES COMPLETE	EACH	17	\$12,000	\$204,000
7	LIGHTING CONDUIT/WIRING	FOOT	1000	\$35	\$35,000
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$150,600	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	657	\$20	\$13,200
2	PLANTER POTS/PLANTS	EACH	15	\$1,500	\$22,500
3	MISCELLANEOUS IRRIGATION	LS	2	\$10,000	\$20,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	15	\$800	\$12,000
5	TREE/PLANTER WELLS	EACH	15	\$500	\$7,500
6	TREE GRATES	EACH	15	\$1,200	\$18,000
7	BENCHES, TYPE _____	EACH	15	\$1,000	\$15,000
8	BICYCLE RACKS	EACH	12	\$600	\$7,200
9	LITTER RECEPTACLES	EACH	12	\$1,600	\$19,200
10	SEAT WALLS	SQFT	342	\$35	\$12,000
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPURTENANCES	LS	2	\$2,000	\$4,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$30,000	
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	16	\$1,500	\$24,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	2	\$3,000	\$6,000
SUBTOTAL				\$1,187,700	
30% CONTINGENCY				\$356,400	
10% CONSTRUCTION ENGINEERING				\$154,500	
TOTAL				\$1,698,600	

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND TO FOURTH
WITH SIGNALS

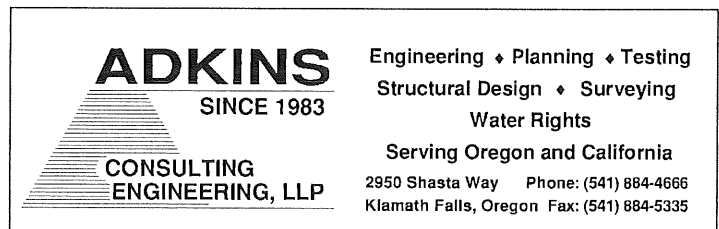
October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
TEMPORARY FEATURES AND APPURTENANCES		TOTAL FOR GROUP		\$312,900	
1	MOBILIZATION	LS	1	7.0%	\$127,900
2	'TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	2.5%	\$44,600
3	TEMPORARY SIGNS - VEHICLE	SQFT	600	\$16	\$9,600
4	TEMPORARY SIGNS - PEDESTRIAN	SQFT	100	\$16	\$1,600
5	'TEMPORARY BARRICADES, TYPE II	EACH	24	\$50	\$1,200
6	TEMPORARY BARRICADES, TYPE III	EACH	8	\$125	\$1,000
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	1000	\$30	\$30,000
8	TEMPORARY PLASTIN DRUMS	EACH	24	\$50	\$1,200
9	PORTABLE CHANGEABLE MESSAGE SIGNS	EACH	6	\$6,000	\$36,000
10	'FLAGGERS	HOUR	640	\$46	\$29,500
11	TRAFFIC CONTROL SUPERVISOR	EACH	40	\$350	\$14,000
12	EROSION CONTROL	LS	2	\$1,000	\$2,000
13	CONSTRUCTION ENTRANCE TYPE 1	EACH	4	\$1,700	\$6,800
14	INLET PROTECTION TYPE 3	EACH	14	\$250	\$3,500
15	POLLUTION CONTROL PLAN	LS	2	\$1,000	\$2,000
16	HEALTH AND SAFETY PLAN	LS	2	\$1,000	\$2,000
ROAD WORK		TOTAL FOR GROUP		\$86,100	
1	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	2	\$4,000	\$8,000
2	REMOVAL OF CONCRETE WALKS AND DRIVEWAYS	SQYD	1100	\$20	\$22,000
3	REMOVAL OF CONCRERE CURBS	FOOT	1450	\$8	\$11,600
4	REMOVAL OF INLETS	EACH	0	\$1,000	\$0
5	REMOVAL OF SURFACING	SQYD	1400	\$10	\$14,000
6	ASPHALT PAVEMENT SAW CUTTING	LF	2000	\$2	\$4,000
7	CLEARING AND GRUBBING	LS	2	\$1,500	\$3,000
8	GENERAL EXCAVATION	CUYD	620	\$35	\$21,700
9	WATERING	MGAL	20	\$50	\$1,000
10	SUBGRADE GEOTEXTILE	SQYD	800	\$1	\$800
DRAINAGE AND SEWERS		TOTAL FOR GROUP		\$114,700	
1	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	600	\$80	\$48,000
2	8 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	400	\$60	\$24,000
3	ADJUSTING BOXES	EACH	22	\$250	\$5,500
6	CONCRETE INLETS, TYPE CG-2 (MODIFIED)	EACH	8	\$1,800	\$14,400
7	CONCRETE MANHOLES, SHALLOW	EACH	3	\$4,000	\$12,000
8	SLOTTED DRAINS	EACH	9	\$1,200	\$10,800
BASES		TOTAL FOR GROUP		\$34,500	
1	AGGREGATE BASE	TON	1150	\$30	\$34,500

CONCEPTUAL CONSTRUCTION COST ESTIMATE
CITY OF CENTRAL POINT
PINE STREET STREETScape
SECOND TO FOURTH
WITH SIGNALS

October 20, 2016



Item No	Item Description	Unit	Amount	Unit Cost	Total
WEARING SURFACES		TOTAL FOR GROUP		\$224,400	
1	'LEVEL 2, 1/2 INCH DENSE ACP MIXTURE	TON	300	\$180	\$54,000
	PLAIN CONCRETE PAVEMENT, 10 INCHES THICK	SQYD	0	\$225	\$0
2	CONCRETE CURBS, CURB AND GUTTER	FOOT	1440	\$20	\$28,800
3	CONCRETE DRIVEWAYS, REINF	SQFT	400	\$10	\$4,000
4	CONCRETE WALKS	SQFT	15400	\$8	\$123,200
5	EXTRA FOR NEW SIDEWALK RAMPS	EACH	16	\$900	\$14,400
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS		TOTAL FOR GROUP		\$1,007,100	
1	STRIPING AND LEGEND REMOVAL	LS	2	\$3,000	\$6,000
2	STRIPING, XWALKS AND LEGENDS	LS	2	\$6,000	\$12,000
3	REMOVE AND REINSTALL EXISTING SIGNS	EACH	8	\$1,600	\$12,800
4	TRAFFIC SIGNS	EACH	8	\$2,500	\$20,000
5	PARKING SIGNS	EACH	16	\$800	\$12,800
6	LIGHTING POLES COMPLETE	EACH	17	\$12,000	\$204,000
7	LIGHTING CONDUIT/WIRING	FOOT	1000	\$35	\$35,000
8	REMOVE EXTG TRAFFIC SIGNAL AND POLE	EACH	8	\$15,000	\$120,000
9	REMOVE EXTG TRAFFIC SIGNAL CONTROLLER AND WIRING	EACH	2	\$10,000	\$20,000
10	TRAFFIC SIGNAL PER POLE COMPLETE	EACH	4	\$75,000	\$300,000
11	TRAFFIC CONTROLLER/WIRING	EACH	2	\$50,000	\$100,000
12	TRAFFIC DETECTORS	EACH	12	\$6,000	\$72,000
13	TRAFFIC INTERCONNECT	FOOT	1500	\$35	\$52,500
14	PEDESTRIAN RRFB SIGNAL	EACH	2	\$20,000	\$40,000
RIGHT-OF-WAY DEVELOPMENT AND CONTROL		TOTAL FOR GROUP		\$150,600	
1	LANDSCAPING/IRRIGATION PLANTERS	SQFT	657	\$20	\$13,200
2	PLANTER POTS/PLANTS	EACH	15	\$1,500	\$22,500
3	MISCELLANEOUS IRRIGATION	LS	2	\$10,000	\$20,000
4	DECIDUOUS TREES, 3 INCH CALIPER	EACH	15	\$800	\$12,000
5	TREE/PLANTER WELLS	EACH	15	\$500	\$7,500
6	TREE GRATES	EACH	15	\$1,200	\$18,000
7	BENCHES, TYPE _____	EACH	15	\$1,000	\$15,000
8	BICYCLE RACKS	EACH	12	\$600	\$7,200
9	LITTER RECEPTACLES	EACH	12	\$1,600	\$19,200
10	SEAT WALLS	SQFT	342	\$35	\$12,000
11	RAISED PLANTER WALLS	SQFT	0	\$35	\$0
12	MISCELLANEOUS APPERTENANCES	LS	2	\$2,000	\$4,000
WATER SUPPLY SYSTEMS		TOTAL FOR GROUP		\$30,000	
	12"WATERLINE, VALVES AND FITTINGS	FOOT	0	\$90	\$0
1	RECONNECTING EXISTING WATER SERVICES, 3/4 INCH	EACH	16	\$1,500	\$24,000
2	MOVE /ADJUST EXISTING FIRE HYDRANTS	EACH	2	\$3,000	\$6,000
	HYDRANT ASSEMBLIES	EACH	0	\$4,500	\$0
SUBTOTAL				\$1,960,300	
30% CONTINGENCY				\$588,100	
10% CONSTRUCTION ENGINEERING				\$254,900	
TOTAL				\$2,803,300	

ATTACHMENT “B”

RESOLUTION NO. 2016-06

A RESOLUTION OF THE CENTRAL POINT DEVELOPMENT COMMISSION APPROVING THE EAST PINE STREETSCAPE PRELIMINARY DESIGN AND AUTHORIZING THE A MODIFIED CONTRACT WITH ADKINS CONSULTING ENGINEERING FOR THE PREPARATION OF FINAL ENGINEERED PLANS FOR THE EAST PINE STREETSCAPE PROJECT

WHEREAS, on October 24, 2016 the preliminary design for the East Pine Streetscape Project (Preliminary Design) was presented to the public for final review and comment; and

WHEREAS, on November 14, 2016 the Development Commission discussed the Preliminary Design, phasing, and estimated costs; and

WHEREAS, the Development Commission agreed to the Preliminary Design dated October 15, 2016 with the understanding that they are preliminary and as the Preliminary Design proceeds through final engineering that the Development Commission will have continued over-sight of the Project’s design, including authorization to award construction contracts; and

WHEREAS, at this time the Development Commission has been presented with sufficient information on project design, costs and financing to proceed to final engineering of the Preliminary Design from 1st Street to 7th Street (Expanded Scope); and

WHEREAS, the Development Commission, on March 24, 2016 by Resolution No. 2016-02, approved a General Services Agreement (Agreement) with Adkins Consulting Engineering (Adkins) for design and engineering services for the East Pine Streetscape Project (Project); and

WHEREAS, the approved Agreement included as a task the preparation of final engineering plans for a single phase of the Project, which has now been redefined to include the Expanded Scope; and

WHEREAS, preparation of final engineered plans as modified to include the Expanded Scope necessitates modification of the Agreement to include additional work necessary to be completed by Adkins.

NOW, THEREFORE, BE IT RESOLVED that the City of Central Point Development Commission by Resolution No. 2016-06 hereby approves the Preliminary Design and further authorizes the Urban Renewal Director to enter into a Modified General Services Agreement with Adkins for completion of the final engineered plans for the Expanded Scope, East Pine Streetscape in an amount not to exceed \$360,000.

PASSED by the Development Commission and signed by me in authentication of its passage this 8th day of December 2016.

Hank Williams, Chair

ATTEST:

City Recorder

Resolution

**Urban Renewal
Direction on Funding
Options**



STAFF REPORT

December 8, 2016

AGENDA ITEM: V-B

Consideration of Resolution No. 2016-07 authorizing the Urban Renewal Director to Proceed with Funding Options for the East Pine Streetscape Project (Project).

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

On November 14, 2016 staff presented a range of cost estimates, and funding/financing options for construction of the East Pine Streetscape project. At the conclusion of the Development Commission's discussion it was agreed preference was to fund and construct the Project in a single phase. It was further agreed that the Development Commission should pursue participation with the City in using the pending Water Reservoir Bond refinancing (Reservoir Bond) as a source of funding for the Project. The current terms of the Reservoir Bond (low interest rate and low issuance costs) are very advantageous for both the City and the Development Commission.

During the November 14th meeting it was also noted that even with the savings provided by the Reservoir Bond the Development Commission would still need funding assistance from the Water and Street Utility Funds for the water line replacement and traffic signal components of the Project. The table below represents the numbers presented and discussed at the meeting. Despite there being an unclosed funding gap (-\$2,128,369) the Development Commission was willing to continue investigation and analysis of the Reservoir Bond as a funding source for the Project, and that closure of the funding gap will be a continued consideration that must be acceptably addressed prior to finalizing any decision on the part of the Development Commission prior to finalization of any funding commitments.

It was also noted during staff's presentation that consideration of the Reservoir Bond is time sensitive given the current state of the general economy and the upward creep of interest rates and costs of construction. The Reservoir Bond is a timely funding opportunity the feasibility of which needs to be aggressively pursued at this time.

ISSUES:

The primary issue in pursuing the Reservoir Bond is the above noted funding gap. The general strategy discussed at the meeting was to proceed with final engineering with the expectation of a lowering of the contingency rate, which in conjunction with lower funding costs may close the gap to an acceptable level.

Although not an issue it will be necessary for the Development Commission to enter into a written agreement with the City addressing the extent of the Development Commission's debt obligations and responsibility.

At this time the Development Commission's only commitment is to collaborate with the City in determining the feasibility of participation in the Reservoir Bond, the findings of which will be presented to the Development Commission for final consideration and action.

Water Refinance Scenerio, East Pine Streetscape Project

Debt Components	Cost (20% Contingency)	Project Budget	Funding Surplus/(Deficit)	Debtor
2nd to 4th Streetscape	\$ 4,450,169	\$ 2,321,800	\$ (2,128,369)	Urban Renewal
Traffic Signals	\$ 938,245	\$ 938,245	\$ -	Street Fund
Water	\$ 546,480	\$ 546,480	\$ -	Water Fund
Total Project Cost	\$ 5,934,894	\$ 3,806,525	\$ (2,128,369)	

Debt Components	Max. Debt Service			Debtor
	D/S	Capacity	Surplus/(Deficit)	
1st to 7th Streetscape Only	\$ (288,169)	\$ (153,000)	\$ (135,169)	Urban Renewal
Traffic Signals	\$ (60,756)	\$ (60,756)	\$ -	Street Fund
Water	\$ (35,387)	\$ (35,387)	\$ -	Water Fund
Total D/S	\$ (384,312)	\$ (249,143)	\$ (135,169)	

Financing Inputs

Term	20
Interest	2.6%

EXHIBITS/ATTACHMENTS:

Attachment "A – Resolution No. 2016-07".

ACTION:

Consider Resolution No. 2016-07

RECOMMENDATION:

Approve Resolution No. 2016-07 authorizing the Urban Renewal Director to Proceed with the Reservoir Bond option for funding the East Pine Streetscape Project.

ATTACHMENT “A”

RESOLUTION NO. 2016-07
A RESOLUTION OF THE CENTRAL POINT DEVELOPMENT COMMISSION
AUTHORIZING THE URBAN RENEWAL DIRECTOR TO COLLABORATE WITH THE CITY
OF CENTRAL POINT IN EVALUATING FUNDING OPTIONS FOR THE EAST PINE
STREETSCAPE PROJECT

WHEREAS, the Development Commission, by Resolution No. 2016-06, approved the Project’s design and instructed the Urban Renewal Director to proceed with preparation of final engineering plans and funding; and

WHEREAS, on November 14, 2016 the Development Commission discussed the estimated costs and funding options for construction of the East Pine Streetscape Project (Project); and

WHEREAS, the City of Central Point (City) is presently pursuing the refinancing of an existing bond (Reservoir Bond) the additional proceeds from which could be used for funding the Project; and

WHEREAS, the Development Commission’s participation in the Reservoir Bond is both timely and has the potential to significantly reduce the cost of funding the Project; and

WHEREAS, the Development Commission realizes that at this time the responsibilities and costs of participating in the Reservoir Bond need to be identified and agreed to by both the City and the Development Commission.

NOW, THEREFORE, BE IT RESOLVED that the City of Central Point Development Commission by Resolution No. 2016-07 hereby authorizes the Urban Renewal Director to collaborate with the City of Central Point in determining the feasibility and responsibilities of the Development Commission’s participation in the structuring of the Reservoir Bond as a funding source for the East Pine Streetscape, and to present the findings to the Development Commission for final consideration.

PASSED by the Development Commission and signed by me in authentication of its passage this 8th day of December 2016.

Hank Williams, Chair

ATTEST:

City Representative

Resolution

**Historic Façade Grant
Approval**

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/

STAFF REPORT

December 8, 2016

AGENDA ITEM: V-C

Consideration of A Resolution Approving a Historic Façade Grant for the Property at 411-415 East Pine Street, Rhonda Broderick, Applicant (File No. 2016-0005)

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

The Development Commission has received an application for a Historic Façade Improvement Grant for the property at the northeast corner of East Pine and Fourth Street. Staff has not had time to complete its review of the application and is requesting that this item be continued to the January meeting for consideration.

ISSUES:

To be discussed.

EXHIBITS/ATTACHMENTS:

None

ACTION:

Continue

RECOMMENDATION:

Continue to the January meeting