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RESOLUTION NO. 1967

ADOPTION OF ENGINEER'S REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, AND TO ISSUE WARRANTS FOR CONSTRUCTION OF ST-78-21, GG&D INDUSTRIAL PARK SUBDIVISION; SS-78-19, TIMBER LINN ADDITION; SS-78-17, NELSON MOBILE HOME VILLAGE; ST-78-4, TIMBER LINN ADDITION; ST-78-7, DEERFIELD FIRST ADDITION; & SS-78-3, DEERFIELD FIRST ADDITION.

BE IT RESOLVED That the reports of the City Engineer filed with the City Recorder on the 8th day of June, 1978, concerning ST-78-21, SS-78-19, SS-78-17, ST-78-4, ST-78-7, and SS-78-3

be and the same are hereby adopted.

BE IT FURTHER RESOLVED That the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest not to exceed 6½% per annum, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED That funds budgeted within the Improvement Fund be transferred as follows:

RESOURCE

Improvement Fund

Street Construction (026-9985-84520)
Sewer Construction (026-9985-86001)

FROM

TO

\$737,316.87
484,610.00

REQUIREMENT

Improvement Fund

ST-78-21 (026-9985-88032)
SS-78-19 (026-9985-89026)
SS-78-17 (026-9985-89025)
ST-78-4 (026-9985-88035)
ST-78-7 (026-9985-88034)
SS-78-3 (026-9985-89027)

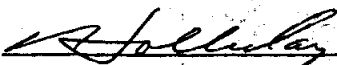
\$ 45,608.00
59,345.00
114,375.00
142,726.87
548,982.50
310,890.00

DATED this 14th day of June, 1978.



Mayor

ATTEST:



City Recorder

THESE PROJECTS WILL BE FUNDED FROM THE 1978-79 CITY OF ALBANY MUNICIPAL BUDGET.

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for ST-78-21
TO: Public Works Director
FROM: Civil Engineer I
DATE: May 17, 1978 for May 24th agenda

Description of Project:

This project is intended to provide access and storm drainage for G.G. & D. Industrial Park Subdivision. The typical section will consist of a 36 foot wide street built to industrial/commercial use standards of 10" of base rock, 1½" of leveling rock, and two 1½" lifts of asphaltic concrete surface, and rolled curb and gutter. Also included in this project will be 675 lineal feet of 12" storm drain pipe and 4 curb inlets. The storm drainage will flow into an existing 24" storm drain system which follows the west side of Ferry Street. No right-of-way or easement acquisition will be necessary.

Summary of Costs:-

A. Estimated Construction Cost	\$41,462.00
Contingencies (10%)	<u>4,146.00</u>
Sub-Total	\$45,608.00
B. Project Cost Data:	
(1) SCF Intersection Cost	\$ 1,000.00
(2) SCF Corner Lot Credit	<u>-0-</u>
(3) Total SCF Cost	\$1,000.00
(4) Property Owner Construction Cost	<u>\$44,608.00</u>
(5) Total Estimated Construction Cost	\$45,608.00
C. Estimated Assessment Cost:	
(1) SCF Assessment	\$ 1,000.00
ELA (15%)	<u>150.00</u>
Total SCF	\$ 1,150.00
(2) Estimated Property Owner Assessments	
Estimated Construction	\$44,608.00
ELA (15%)	6,691.00
Collection for SCF	
$\frac{3.20}{\text{Cost}} \times \frac{1465.6}{\text{Feet}} =$	4,690.00

(2) Estimated Property Owner Assessments (continued)

Warrant Interest 570.00

(3) Total Estimated Assessment Cost \$56,559.00

Cost per front foot = $\frac{\$56,559.00}{\text{Cost}} / \frac{1465.6}{\text{feet}} = \38.59102 per front foot.

Method of Assessment:

It is proposed that the benefitting properties be assessed on a front foot basis as per resolution no. 1392.

Assessment Data:

Please refer to attached sheets. The assessment data is calculated from the lot dimensions given on the preliminary plat of the subdivision. Any discrepancies with the final plat dimensions will necessitate a recalculation of the proposed assessment data.

Respectfully submitted,

Daniel Combs

Daniel Combs
Civil Engineer I

PROPERTY AND ESTIMATE ASSESSMENT DATA

ST-78-21 G. G. & D. Industrial Park

Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
1.	Goode, Goode, Decker, et. al. 135 S. W. 5th Avenue Albany, OR 97321	Blk. 1, Lot 2 G. G. & D. Industrial Park Subdivision	327.00			\$12,619.26
2.	" "	Blk. 1, Lot 3 G. G. & D. Industrial Park Subdivision	160.00			6,174.57
3.	" "	Blk. 1, Lot 4 G. G. & D. Industrial Park Subdivision	171.35			6,612.57
4.	" "	Blk. 1, Lot 5 G. G. & D. Industrial Park Subdivision	59.75			2,305.81
5.	" "	Blk. 1, Lot 6 G. G. & D. Industrial Park Subdivision	80.35			3,100.79
6.	" "	Blk. 1, Lot 7 G. G. & D. Industrial Park Subdivision	161.15			6,218.94
7.	" "	Blk. 1, Lot 8 G. G. & D. Industrial Park Subdivision	160.00			6,174.57
8.	" "	Blk. 1, Lot 9 G. G. & D. Industrial Park Subdivision	346.00			13,352.49
TOTALS			1,465.60			\$56,559.00

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for SS 78-19 Timber Linn Addition
TO: Public Works Director
FROM: Civil Engineer I
DATE: May 24, 1978

Description of Project:

This project is intended to provide sanitary sewer service to all lots in the East half of Timber Linn Addition. This project consists of 2018 Lineal feet of 8" main line and 2080 lineal feet of service laterals for individual hook-ups.

Summary of Estimated Costs:

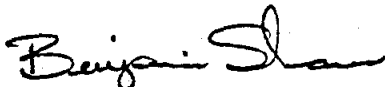
1) Estimated Construction Costs	\$53,950.00	
2) Contingencies 10%	<u>5,395.00</u>	
3) Subtotal		\$59,345.00
4) ELA 13%		<u>7,714.85</u>
5) Total Estimated Assessable Cost		\$67,059.85

$$\text{Cost per lot} = \frac{67,059.85}{\text{Cost}} \div \frac{57}{\text{Lots}} = \$1,176.49$$

Method of Assessment:

It is recommended that all benefiting properties be assessed on a per lot basis. All assessments to be paid by Land West Development Corporation.

Respectfully submitted,


Benjamin Shaw
Civil Engineer I

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INTRADEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report on SS-78-17, Nelson Mobile Village Sanitary Sewer
TO: Harold A. Leedom, Public Works Director
FROM: James Rankin, Civil Engineer III, Design
DATE: May 1, 1978

Project Description:

This project involves the extension of a 36 inch sanitary trunk sewer from a point 100 feet north of the Southern Pacific Railroad Tracks on Columbus Street, to a point approximately 1100 feet south of the S.P.R.R. tracks on Columbus Street. The sanitary sewer is proposed to be located in the public right-of-way, easements and permits will be required from Linn County and Southern Pacific Transportation Company.

(1) Summary of Estimated Costs:

A. Estimated Construction Costs	\$103,975	
10% Contingency	10,400	
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Total Estimated Construction Cost		\$114,375
B. Estimated 8 inch equivalent Construction Cost	\$ 21,880	
10% Contingency	2,190	
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Subtotal		\$ 24,070
C. Estimated Oversizing Construction Cost	\$ 82,095	
10% Contingency	8,210	
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Subtotal		\$ 90,305
D. Total Estimated Construction Cost		\$114,375

(II) Summary of Assessment Costs:

A. 8 inch equivalent cost	\$24,070	
13% E.L.A.	3,130	
T. V. Inspection (\$0.375 x 1220)	455	
Warrant Interest (90 days, 4½% \$29,435)	270	
Est. 8 inch Equivalent Total Assessment	\$27,925	
B. Oversizing Cost	\$90,305	
13% E.L.A.	11,740	
T.V. Inspection (\$0.375 x 1220)	455	
Warrant Interest (90 days, 4½% \$111,755)	1,015	
Est. Oversizing Total Cost	\$103,515	
C. Total Estimated Project Cost		\$131,440

Method of Assessment:

It is proposed that the oversizing costs, \$103,515, be charged against the City of Albany Sewer Construction Fund.

It is also proposed that the developer of Nelson Mobile Village be assessed the total estimated 8 inch equivalent cost of \$27,926.

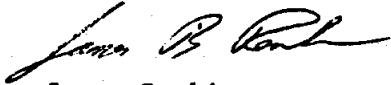
This proposed extension of the 36 inch sanitary trunk sewer will be available in the future to the adjacent property owners. However, because they are not within the City limits nor have they requested this project, it is recommended that they not be assessed for its cost at this time. For information, an assessment data sheet is included with this report for these adjacent property owners, charged at a depth of 150 feet. These properties should be required to pay the appropriate 8" equivalent at such time as they connect to the sewer as well as the appropriate connection fee.

If any of these other property owners abutting the proposed sewer should connect to it within the next five years, then their assessment would be repaid to the developers of the Nelson Mobile Village by the City of Albany. Connections to this line after the five year period would not be repaid to.

Engineer's Report on SS-78-17
Nelson Mobile Village Sanitary Sewer
May 1, 1978
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the developer of the Nelson Mobile Village.

Respectfully submitted,



James Rankin
Civil Engineer III, Design

Approved by:



Harold A. Leedom, P. E.
Public Works Director

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PROPERTY AND ESTIMATED ASSESSMENT DATA

May 1, 1978
Office of Public Works Director

SS-78-17, Nelson Mobile Village Sanitary Sewer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	Assess. Sq. Ft.	TOTAL ESTIMATED ASSESSMENT
1.	Allen L. & Elmeria J. Colburn 1460 Willow Creek Road Eugene, OR 97401	11-3W-20 Tax Lot 800	73,650 ft. ²	\$ 6,389.18
2.	Thomas F. & Delores A. Campbell 4860 S. E. Columbus Albany, OR 97321	11-3W-20 Tax Lot 900	34,875 ft. ²	3,025.42
3.	Victor M. Masse 4930 S. E. Columbus	11-3W-20 Tax Lot 1000	13,800 ft. ²	1,197.16
4.	Donald W. & Alma J. Covey 4972 S. E. Columbus Albany, OR 97321	11-3W-20 Tax Lot 1100	13,500 ft. ²	1,171.13
5.	Virginia A. Strait 1290 Main Street Albany, OR 97321	11-3W-20 Tax Lot 1204	18,000 ft. ²	1,561.51
6.	Jesse Grieser Rt. 1, Box 40 Jefferson, OR	11-3W-20 Tax Lot 1500	156,825 ft. ²	13,604.65
7.	*Barbara J. Smith 1763 S. E. 51st Avenue Albany, OR 97321	11-3W-20 Tax Lot 1201	3,750 ft. ²	325.31
8.	Barbara J. Smtih 1763 S. E. 51st Avenue, Albany	11-3W-20 Tax Lot 1200	7,500 ft. ²	650.64
			<u>TOTAL</u>	
			321,900 ft. ²	\$27,925.00
	$\frac{\$27,925}{321,900 \text{ ft.}^2} = \$0.08675/\text{ft.}^2$			

*Denotes partner in development of Nelson Mobile Village.

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for Timber Linn Addition , ST-78-4
TO: Public Works Director
FROM: Civil Engineer I
DATE: June 14, 1978

Description of Project:

This project is intended to provide access and storm drainage to Timber Linn Addition. The typical section consists of 8" of base rock, 1½" of leveling rock, 2" of asphaltic concrete, and standard curb and gutter. 910 feet of 18" storm drain pipe, 490 feet of 15" storm drain pipe, and 706 feet of 12" storm drain pipe is included in this project. No easements or right-of-way acquisition is necessary on this project.

Summary of Estimated Costs:

A)	Estimated Construction Cost	\$129,751.70	
	Contingencies 10%	<u>12,975.17</u>	
	Subtotal		\$142,726.87
B)	Project Cost Data:		
	1) SCF Intersection Cost	5,400.00	
	2) Corner lot credit	10,585.90	
	3) Oversizing	<u>-0-</u>	
	4) Total SCF Cost	\$ 15,985.90	
	5) Property Owner Construction Cost	<u>126,740.97</u>	
	6) Total Estimated Construction Cost		\$142,726.87
C)	Estimated Assessment Cost		
	1) SCF Assessment	15,985.90	
	ELA 15%	<u>2,397.89</u>	
	Total SCF		18,383.79
	2) Estimated Property Owner Assessment		
	Estimated Construction Cost	\$126,740.97	
	ELA 15%	19,011.15	
	Collection for SCF		
	$\frac{3.20}{\text{cost}} \times \frac{6,134.14}{\text{front feet}} =$	19,629.25	
	Warrant Interest	<u>1,784.09</u>	
	Total Estimated Property Owner Assessment		\$167,165.46

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Cost per front foot = $\frac{\$167,165.46}{\text{cost}}$ / $\frac{6,134.14}{\text{front foot}}$ = \$27.25 per front foot

Method of Assessment:

It is recommended that the benefiting properties be assessed on a front foot basis as per resolution #1392. All assessments to be paid by Land West Development, Inc.

Respectfully submitted,


Benjamin Shaw
Civil Engineer I

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for ST-78-7, Deerfield 1st Addition
TO: Public Works Director
FROM: Civil Engineer I
DATE: June 14, 1978

Description of Project:

This project is intended to provide access and storm drainage to Deerfield 1st Addition. The typical section for Del Rio Avenue consists of 10" of base rock, 1½" of leveling rock, 3" of asphaltic concrete, and standard concrete curb and gutter. The typical section for all other streets consists of 8" of base rock, 1½" of leveling rock, 2" of asphaltic concrete and standard concrete curb and gutter. Seven thousand four hundred and sixth-three (7,463) lineal feet of storm drain pipe is included in this project. No right-of-way or easement will be needed on this project.

Summary of Estimated Cost:

City Cost for:

Intersections	\$17,400.00
Corner Lot Credit	29,668.85
Oversizing	<u>17,816.61</u>
Sub-total	\$64,885.46
15% E.L.A.	<u>9,732.82</u>

Total City Cost \$74,618.28

Total front feet	17,499.29
Corner Lot Credit	<u>945.72</u>

Total Assessable front feet \$16,553.57

Residential front feet	14,187.78
Commercial front feet	<u>2,365.79</u>

Total front feet 16,553.57

Estimated Construction Cost

	\$499,075.00
10% Contingencies	<u>49,907.50</u>
Sub-total	\$548,982.50
15% E.L.A.	<u>82,347.38</u>

Total \$631,329.88

Warrant Interest 6,862.28

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Engineering Report for ST-78-7, Deerfield 1st Addition
June 14, 1978
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SCF Collection

$\frac{3.20}{\text{cost}} \times \frac{16,553.57}{\text{front feet}} = \underline{\underline{\$52,971.42}}$

Total Assessable Cost \$691,163.58

\$691,163.58 Total Assessable Cost
-20,010.00 Intersection Cost

\$671,153.58

$\frac{\$671,153.58}{16,553.57} = \underline{\underline{\$40.54 \text{ per front foot commercial}}}$

$\$40.54 \times 2,365.79 = \$95,919.40$ commercial assessment

\$671,153.58	\$575,234.18
<u>-95,919.40</u>	-34,119.18 corner credit
\$575,234.18	<u>-20,489.10</u> oversizing
	\$520,625.90

$\frac{\$520,625.90}{14,187.78} = \underline{\underline{\$36.70 \text{ per front foot residential}}}$

Method of Assessment:

It is proposed that the benefitting properties be assessed on a front foot basis as per resolution No. 1392.

Assessment Data:

See attached sheets.

Respectfully submitted,

Benjamin Shaw III
Civil Engineer I

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attachment

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Adoption of Engineer's Report, SS-78-3, Deerfield 1st Addition Sanitary Sewer
TO: Public Works Director
FROM: James Rankin, Civil Engineer III, Design
DATE: June 14, 1978

The Engineering Department is requesting adoption of this report by the Albany City Council for the construction of sanitary sewers to serve Deerfield First Addition. A waiver has been signed by the owner, Republic Development Company, and the Engineering staff is ready to proceed with the advertisement for bids.

Project Costs:

Estimated Construction Cost	\$282,630.00
10% Contingency	28,260.00
Warrant Interest	3,440.00
T. V. Inspection	7,150.00
13% E. L. A.	<u>40,415.00</u>

Total Estimated Project Cost \$361,895.00

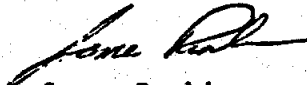
Method of Assessment:

The total project cost of this sewer project will be assessed to Republic Development Company. The final assessment will be segregated to include: The individual residential lots assessed on a square foot basis for each lot; the commercial parcel assessed on a square foot basis; and, the parcel held for option to the Grand Prairie School District assessed to a depth of 150 feet along Del Rio Street.

<u>Description</u>	<u>Assessable Area</u>	<u>Cost</u>
199 Residential Lots	1,874,046.00 sq. ft.	\$279,414.13
1 Commercial Parcel	384,273.65 sq. ft.	57,293.95
1 Future School Parcel	168,930.08 sq. ft.	25,186.92
TOTAL	<u>2,427,249.73 sq. ft.</u>	<u>\$361,895.00</u>

Unit Cost = $\frac{\$361,895.00}{2,427,249.73 \text{ sq. ft.}}$ = \$0.1491 per sq. ft.

Respectfully submitted,


James Rankin
Civil Engineer III, Design
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