

## MEMORANDUM

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Date: September 18, 2018

Project #: 2017-8

To: Alexandra Rains, MPA  
Assistant to City Manager  
City of Scappoose  
52610 NE 1<sup>st</sup> St  
Scappoose, OR 97056

From: Tony Roos, PE

Project: West Lane Road Improvements

Subject: Jet Center Advanced Financing Reimbursement

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This memo is intended to document the parcels benefiting from the construction of the West Lane Road Improvement project and subject to the Advanced Financing Reimbursement System (COS Code Section 3.20).

### **Description of Improvements:**

West Lane Road was widened from the existing 2-lane rural roadway to a 3-lane urban facility with sidewalks, bicycle lanes, and an enhanced stormwater collection, conveyance, and treatment system. The project limits are 250' north of Crown Zellerbach road to Wagner Ct, approximately 1700 feet total length.

The costs of the improvements are shown in the attached construction cost spreadsheet. The total construction cost was \$1,485,050.95. The improvements were constructed between July 2017 and April 2018.

### **Benefiting Property:**

Lot 1 of the Aero Business Center, Tax lot 3S2W01D001600. The properties frontage to West Lane Road is 230 feet in length.

### **Construction Cost Allocation:**

Given that this AFR is for a single property, 100% of the costs associated with their frontage are assigned to the property; Section 3.20.090 (C-1). The costs were determined by quantifying the actual improvements along the property's frontage (pavement, striping, signing, aggregate, curb, excavation, sidewalk & sidewalk ramp). Other costs assigned to the AFR include prorated share of the overhead and lump sum costs (mobilization, traffic control, flaggers, erosion control, construction survey, demolition,

and storm water quality pond (with associated plantings). The prorated allocation was determined by dividing the property's frontage length (230 Feet) by the total project length (1700 Feet) which totals 13.5% of the non-quantifiable improvements.

Based on this methodology, the AFR Allocation is \$111,704.54.

Attachments:

- 1) JET Center – AFR Cost Breakdown
- 2) JET Center – AFR Exhibit