

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering Section

DATE: April 18, 2017

REQUESTED ACTION: Approve developer's agreement with Parkers Abby LLC , and owner of parcel #200360-000, that defines the partnership to extend NE 136th Avenue across the Diking District Ditch on Parkers Abby Phase 2 and parcel number 200360-000. Also, approve the attached resolution authorizing the execution of the developer's agreement.

___ Consent X Hearing ___ County Manager

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

The purpose of this Developer's Agreement is to facilitate a joint effort to construct the extension of NE 136th Avenue for the benefit of Clark County, Parkers Abby LLC and owners of parcel #200360-000. This agreement will help minimize costs for all parties and allow Parkers Abby Phase 2 to move forward.

The county finds that because all three parties will benefit from extending NE 136th Avenue, it is appropriate for Parkers Abby LLC to reimburse the developer of parcel #200360-000 for a share of the project's cost. The county has committed to complete the road extension during a 10-year period.

COUNCIL POLICY IMPLICATIONS

None

ADMINISTRATIVE POLICY IMPLICATIONS

None

COMMUNITY OUTREACH

Notice for and Public Hearing on April 18, 2017.

PW17-044

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

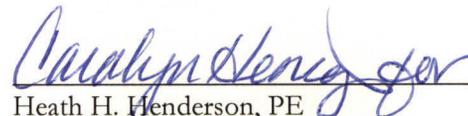
BUDGET DETAILS

Local Fund Dollar Amount	None
Grant Fund Dollar Amount	None
Account	
Company Name	

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


 Greg Shafer, P.E.
 Development Engineering Manager


 Heath H. Henderson, PE
 Public Works Director/County Engineer

APPROVED: 
 CLARK COUNTY, WASHINGTON
 BOARD OF COUNTY COUNCILORS

DATE: 4-18-17

SR# _____



APPROVED: _____
 Mark McCauley, County Manager

DATE: _____

RESOLUTION NO. 2017- 04-11

A RESOLUTION relating to land use; approving a development agreement with Parkers Abby, LLC (“Developer”) for property generally located near the 135th block of NE 119th Street (the “Site”).

1 **WHEREAS**, Developer has obtained preliminary plat approval for Parkers Abby; and

2 **WHEREAS**, there exists a question about the Developer’s obligation to extend NE 136th
3 Ave. to the northern terminus of the site; and

4 **WHEREAS**, the Developer has agreed to dedicate right-of-way and pay a share of the
5 cost of the road construction which will occur when the adjacent property develops; and

6 **WHEREAS**, Developer has requested permission similarly defer construction of NE
7 112th St. until the adjacent property develops, which property-owner has agreed to the terms and
8 conditions of this Developer’s Agreement by its signature on the document; and

9 **WHEREAS**, the Developer has provided the necessary documents and exhibits to
10 support the Developers Agreement; and

11 **WHEREAS**, a development agreement as proposed by Developer is authorized by RCW
12 36.70B.170 - .210; and

13 **WHEREAS**, the Board is considering this matter at a duly advertised public hearing; and

14 **WHEREAS**, the Board concludes that approval of this development will further the
15 public welfare; now, therefore,

16 **BE IT ORDERED AND RESOLVED BY THE COUNTY COUNCIL OF CLARK**
17 **COUNTY, STATE OF WASHINGTON as follows:**

18 1. The findings contained in the recital clauses are incorporated herein.

19 2. The Parkers Abby Development Agreement with Parkers Abby, LLC, is hereby
20 provisionally approved and attached hereto as Exhibit “A”.

21
22
23

ADOPTED this 18 day of April, 2017.

Attest:

BOARD OF COUNTY COUNCIL
CLARK COUNTY, WASHINGTON

Tina Padlone
Clerk to the Board

By: [Signature]
Marc Boldt, Chair

Approved as to form only:
ANTHONY F. GOLIK
Prosecuting Attorney

By: _____
Jeanne E. Stewart, Councilor

By: [Signature]
Deputy Prosecuting Attorney

By: _____
Julie Olson, Councilor

By: _____
John Blom, Councilor

By: _____
Eileen Quiring, Councilor



MAIL TAX STATEMENTS TO:
Unchanged

Document Title: Developer's Agreement
Grantor: Clark County, Washington
Grantee: James W. Parker; Owner of Parcel #200360-000
Legal Description: #62 SEC 35 T3N R2EWM
Serial #: 200360000 & 200329000

DEVELOPER'S AGREEMENT

1. Parties

- (a) Clark County, State of Washington
- (b) Parkers Abby, LLC; Owner of parcel # 200360-000,
- (c) AMK, Inc. Parcel 200330-000

RECITALS:

1. The Hearing's Examiner's Parkers Abby preliminary plat approval decision does not provide for the dedication or extension of 136th Ave to the north property line, nor does it require extension of 112th Street to the east property line.
2. The County believes that such extensions should have been required or such extensions are implied by the County's code.
3. The County and the Applicant wish to resolve this dispute by agreement whereby:
(1) the Parkers Abby LLC shall dedicate the necessary land and pay to the County half the cost to construct that portion of 136th Ave. identified on Exhibit C; and (2) the Parkers Abby LLC agrees to dedicate the right of way necessary to extend 112th Street to its east property line as identified on Exhibit E, all prior to final plat approval.
4. In exchange for Parkers Abby LLC dedicating the 112th right-of-way to the County, AMK Inc. agrees to grant the County a restrictive covenant that if a development upon AMK Inc.'s property is conditioned upon constructing and connecting a road to 112th Street in the Parkers Abby subdivision, that AMK Inc. shall construct such a connection. .

5. Delaying construction of sections of road to build roads efficiently is in the public interest.
6. Delaying construction of NE 112th St. requires the Parkers Abby LLC and, AMK, Inc. to be bound by this agreement.
7. RCW 36.70B.170-190 and County Code Section 40.500.010B.3 authorizes the County Council to approve development agreements and modify the timing of development conditions.
8. This agreement is being considered at a duly advertised public meeting.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. Voluntary Payments: In lieu of designing, engineering and constructing the improvements for NE 136th Ave, (over the area depicted in Exhibit C), Parkers Abby, LLC hereby voluntarily agrees that prior to final plat approval it shall: (1) dedicate right-of-way as depicted on Exhibit C; and, (2) pay half of the amount identified in Exhibit D. Such payment shall be made to Clark County and held for the benefit of the property identified as tax parcel 200360000 to be used by the owner of tax parcel 200360000 to design, engineer, and construct the extension of NE 136th Ave and related storm facilities across the Diking District Ditch located on the north edge of Parkers Abby Phase 2 and parcel number 200360000. Dedication of the property identified on Exhibit C and payment by Parkers Abby LLC to the County shall constitute full satisfaction of the Parkers Abby condition of approval relating to construction of 136th Ave from the south side of the Diking District's drainage easement to Parkers Abby's north property line.
2. Delayed Construction: In lieu of designing, engineering and constructing the improvements for NE 112th St., (over the area depicted in Exhibit E), Parkers Abby, LLC hereby voluntarily agrees that prior to final plat approval it shall dedicate the 112th St. right-of-way as depicted on Exhibit E. The parcel to the east (tax parcel 200330000), is currently owned by AMK Inc. AMK Inc. hereby grants and conveys to Clark County a restrictive covenant on parcel 200330000 requiring AMK Inc. to construct that portion of 112th Street as depicted on Exhibit E prior to any final plat approval for development on tax parcel 200330000. Provided, however, AMK INC's obligation to construct the improvement on Exhibit E shall be null and void if, but only if, at the time of preliminary plat approval for parcel 200330000, Clark County does not request that a connection from the AMK Inc. property to 112th Street be made. Parker's Abby's dedication of the ROW depicted on Exhibit E and its execution of this Agreement shall constitute full satisfaction of its condition of approval to construct 112th Street to the east edge of its property.

MISCELLANEOUS PROVISIONS

Recitals. Each of the Recitals contained herein are intended to be, and are incorporated as, facts supporting and covenants binding the Parties and will be so construed.

Counterparts. This Agreement may be executed in counterparts; however all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument.

Effective Date. This Agreement is effective on the date of recording.

Termination. This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded.

County's Reserved Authority. Notwithstanding anything in this Agreement to the contrary, the County will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B as required by RCW 36.70B.170(4).

Authorization. The persons executing this Agreement on behalf of the each party are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have obtained any and all consent required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

Run with the Land. This Agreement will run with the land and be binding on the Parties' successors and assigns, and will be recorded with the Clark County Auditor.

Term. The Term of this Agreement will expire on 10 years following the date of execution, unless earlier extended by the Parties.

Public Hearing. The Clark County Board of Commissioners has approved execution of this Agreement by resolution after a public hearing.

Dispute Resolution. Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

Venue. This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

Performance. Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

Severability. If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the

benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

Inconsistencies. If any provisions of the Clark County Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the County's reserved authority under the Section titled "County's Reserved Authority".

Amendments. This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

Survival. Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

No Benefit to Third Parties. The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

Entire Agreement. This Agreement constitutes the entire agreement between the Parties as to the subject matter, and merges, supersedes, and terminates the Prior Development Agreements.

Notices. All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

Clark County:	Department of Community Development _ 1300 Franklin Ave. Vancouver WA 98660
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Parkers Abby LLC	604 W. Evergreen Boulevard Vancouver, WA 98660
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AMK Inc.	604 W. Evergreen Boulevard Vancouver, WA 98660
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Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

Time is of the Essence. Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

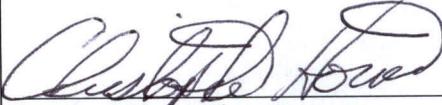
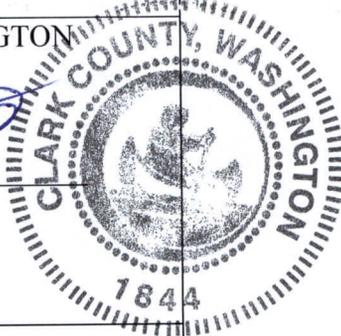
Non-waiver. Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

Headings, Table of Contents. The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

Interpretation of Agreement; Status of Parties. This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

Future Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement according to the Schedule so as to carry out the intent of this Agreement.

SIGNATURES ON FOLLOWING PAGE

Parkers Abby LLC <hr/> By: <u>Greg Kubiczek</u> Title: <u>Managing Member</u> Date: <u>3/16/17</u>	
CLARK COUNTY, WASHINGTON <hr/> By: Title: County Manager Date: _____	AMK, Inc. <hr/> By: <u>Greg Kubiczek</u> Title: <u>President</u> Date: <u>3/16/17</u>
CLARK COUNTY, WASHINGTON <hr/> By: Title: BOCC Date: _____	APPROVED AS TO FORM ONLY: <hr/>  Deputy Prosecuting Attorney
CLARK COUNTY, WASHINGTON <hr/> By: Title: BOCC Date: _____	CLARK COUNTY, WASHINGTON <hr/>  By: Title: BOCC Date: <u>4-18-17</u>
CLARK COUNTY, WASHINGTON <hr/> By: Title: BOCC Date: _____	

NOTARY PARAGRAPHS ON FOLLOWING PAGES

NOTARY PARAGRAPHS ON FOLLOWING PAGES

State of Washington)

) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Greg Kubicek is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Parkers Abby, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 16, 2017.

Notary Seal

Notary Public
State of Washington
KRISTA A HARVILL-SORTER
MY COMMISSION EXPIRES
APRIL 15, 2017

Krista A. Harvill-Sorter

Notary Public for Washington

Krista A. Harvill-Sorter

Name of Notary

My appointment expires: 4-15-17

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Greg Kubrick is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of AMK, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 16, 2017.

Notary Seal

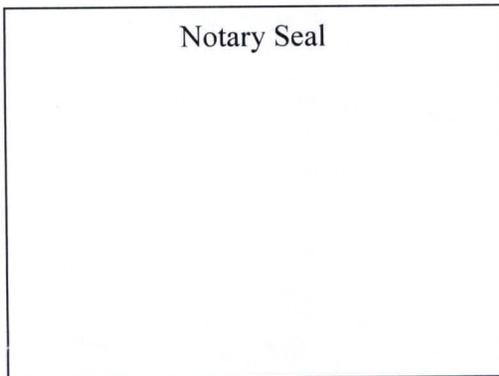
Notary Public
State of Washington
KRISTA A HARVILL-SORTER
MY COMMISSION EXPIRES
APRIL 15, 2017

Krista A. Harvill-Sorter
Notary Public for Washington
Krista A Harvill-Sorter
Name of Notary
My appointment expires: 4-15-17

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Clark County, Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 201__



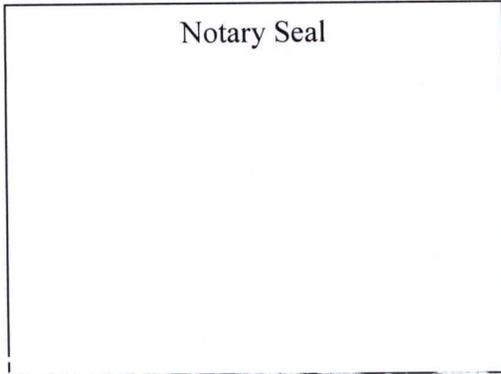
Notary Public for Washington

Name of Notary
My appointment expires: _____

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Clark County, Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 201__



Notary Public for Washington

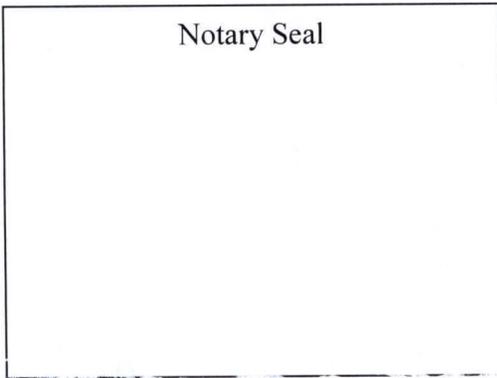
Name of Notary

My appointment expires: _____

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Clark County, Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 201__



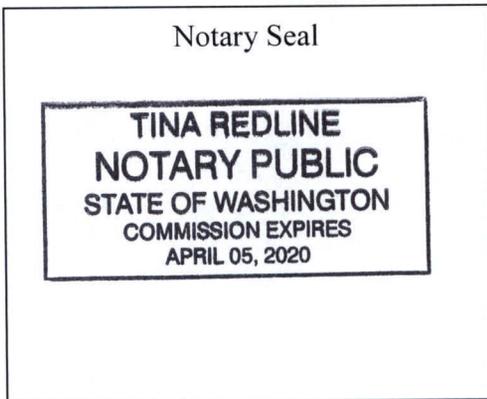
Notary Public for Washington

Name of Notary
My appointment expires: _____

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Marc Boldt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Council Chair of Clark County, Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 18, 2017.



Tina Redline
Notary Public for Washington
Tina Redline
Name of Notary
My appointment expires: April 5, 2020



LAND SURVEYORS
ENGINEERS

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

LEGAL DESCRIPTION FOR PARKERS ABBY
PHASE 2 PERIMETER DESCRIPTION

January 11, 2017

A parcel of property located in the Southwest quarter of the Northwest quarter of Section 35, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 31, Parkers Abby Phase 1 as recorded in Book 311 of Plats at Page 349, Clark County records;

THENCE along the Easterly and Southerly boundaries of said Parkers Abby Phase 1 the following courses:

THENCE South 00° 43' 27" East 130.00 feet;

THENCE North 89° 16' 33" East 96.00 feet;

THENCE South 00° 40' 03" East 46.00 feet;

THENCE North 89° 16' 33" East 1.70 feet;

THENCE South 00° 19' 26" East 535.01 feet;

THENCE South 89° 16' 33" West 104.77 feet;

THENCE South 00° 04' 35" West 78.76 feet;

THENCE North 89° 55' 25" West 119.35 feet;

THENCE South 40° 13' 16" East 52.44 feet;

THENCE South 04° 21' 08" East 53.66 feet;

THENCE South 18° 34' 30" West 53.66 feet;

THENCE South 41° 29' 49" West 53.64 feet;

THENCE South 64° 24' 49" West 53.64 feet;

THENCE South 87° 16' 44" West 53.40 feet;

THENCE North 69° 54' 27" West 37.51 feet;

THENCE South 87° 58' 59" West 79.69 feet;

THENCE North 89° 55' 25" West 36.00 feet to the West line of the Northwest quarter of said Section 35;

THENCE South 00° 04' 35" West leaving said Southerly boundary of Parkers Abby Phase 1 and along said West line 69.16 feet to the South line of "Adjusted Tax Lot 29" as described in that Boundary Line Adjustment recorded under AF# 5147103, Clark County records;

Thence along the Southerly boundary of said "Adjusted Tax Lot 29" the following courses:

THENCE South 89° 55' 25" East 523.20 feet;

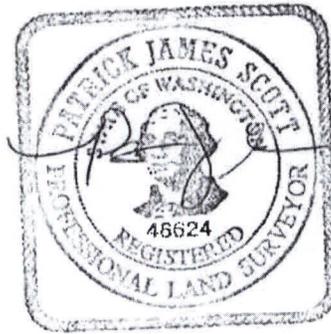
THENCE North 00° 49' 12" West 324.15 feet;

THENCE North 89° 10' 48" East 860.56 feet to the East line of that tract conveyed to Blueberry Fields LLC by deed recorded under AF# 5012950, Clark County records;

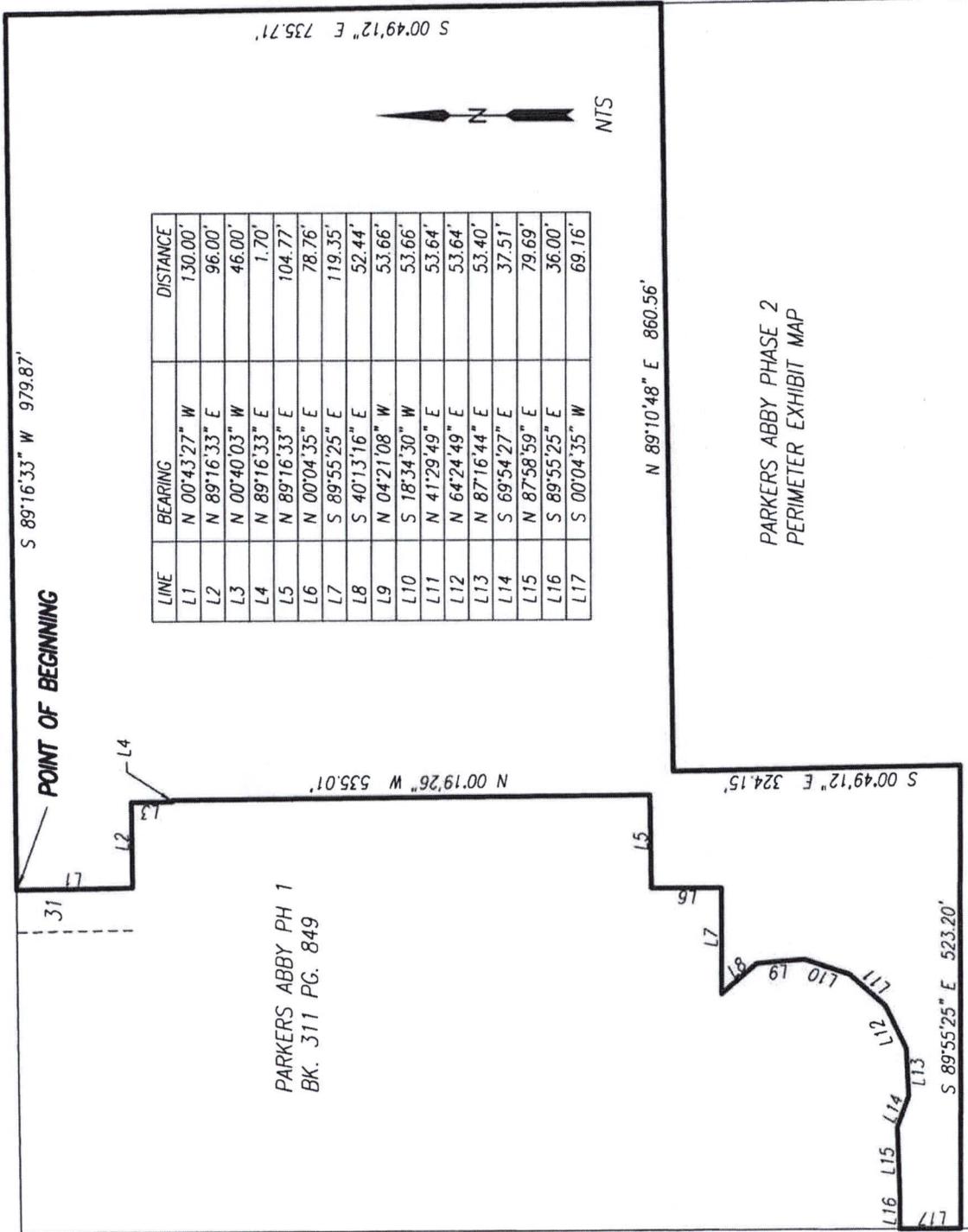
(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

THENCE North $00^{\circ} 49' 12''$ West leaving said Southerly boundary of "Adjusted Tax Lot 29" and along the East line of said Blueberry Fields LLC tract 735.71 feet to the Northeast corner of said Blueberry Fields LLC tract;

THENCE South $89^{\circ} 16' 33''$ West along the North line of said Blueberry Fields LLC tract 979.87 feet to the POINT OF BEGINNING.



1-23-2017



LINE	BEARING	DISTANCE
L1	N 00°43'27" W	130.00'
L2	N 89°16'33" E	96.00'
L3	N 00°40'03" W	46.00'
L4	N 89°16'33" E	1.70'
L5	N 89°16'33" E	104.77'
L6	N 00°04'35" E	78.76'
L7	S 89°55'25" E	119.35'
L8	S 40°13'16" E	52.44'
L9	N 04°21'08" W	53.66'
L10	S 18°34'30" W	53.66'
L11	N 41°29'49" E	53.64'
L12	N 64°24'49" E	53.64'
L13	N 87°16'44" E	53.40'
L14	S 69°54'27" E	37.51'
L15	N 87°58'59" E	79.69'
L16	S 89°55'25" E	36.00'
L17	S 00°04'35" W	69.16'

S 89°16'33" W 979.87'

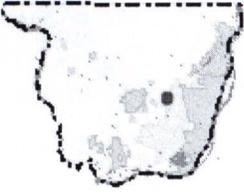
S 00°49'12" E 735.71'

N 89°10'48" E 860.56'

N 00°19'26" W 535.01'

S 00°49'12" E 324.15'

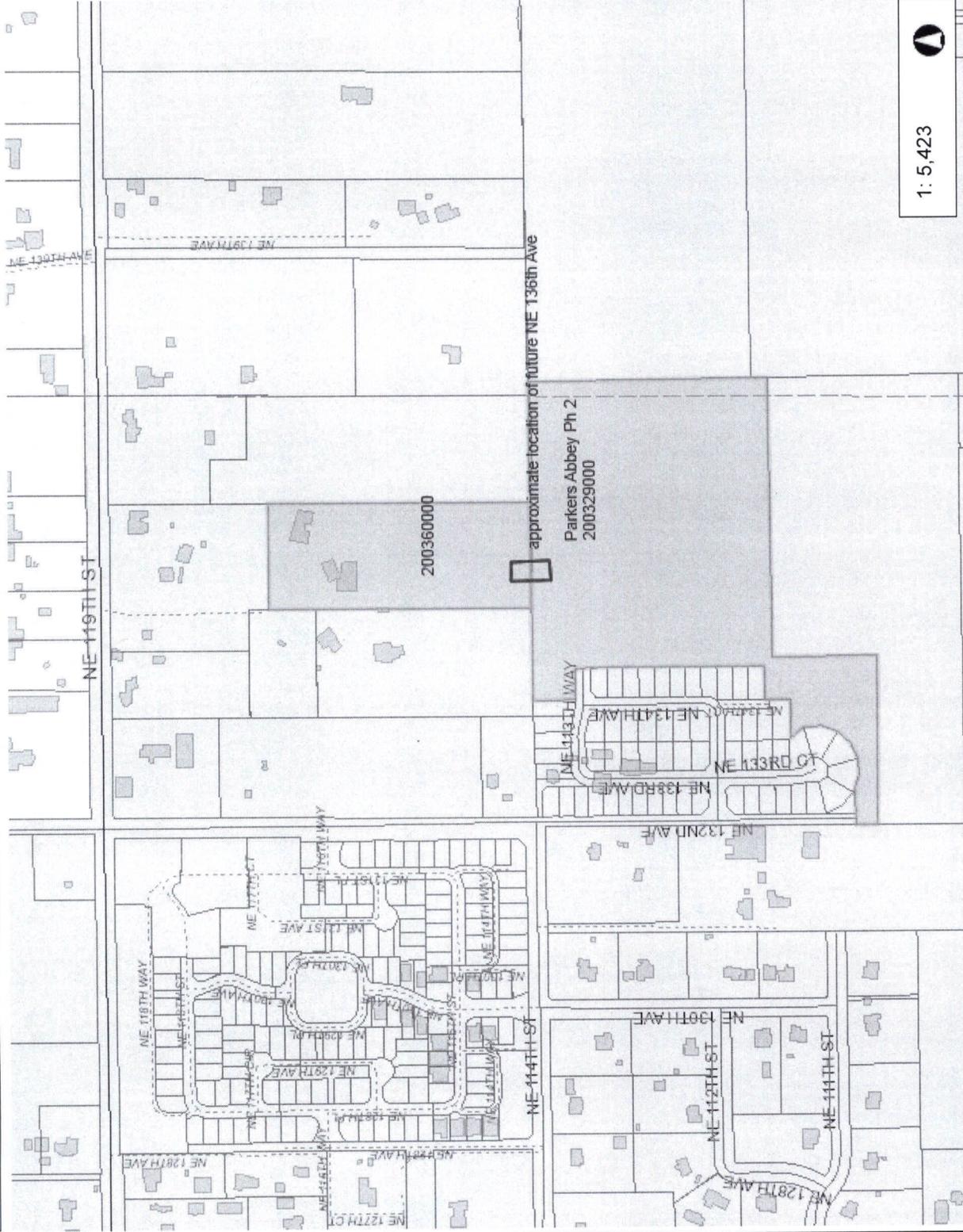
S 89°55'25" E 523.20'



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



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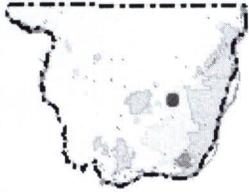
903.8

451.89

903.8 Feet



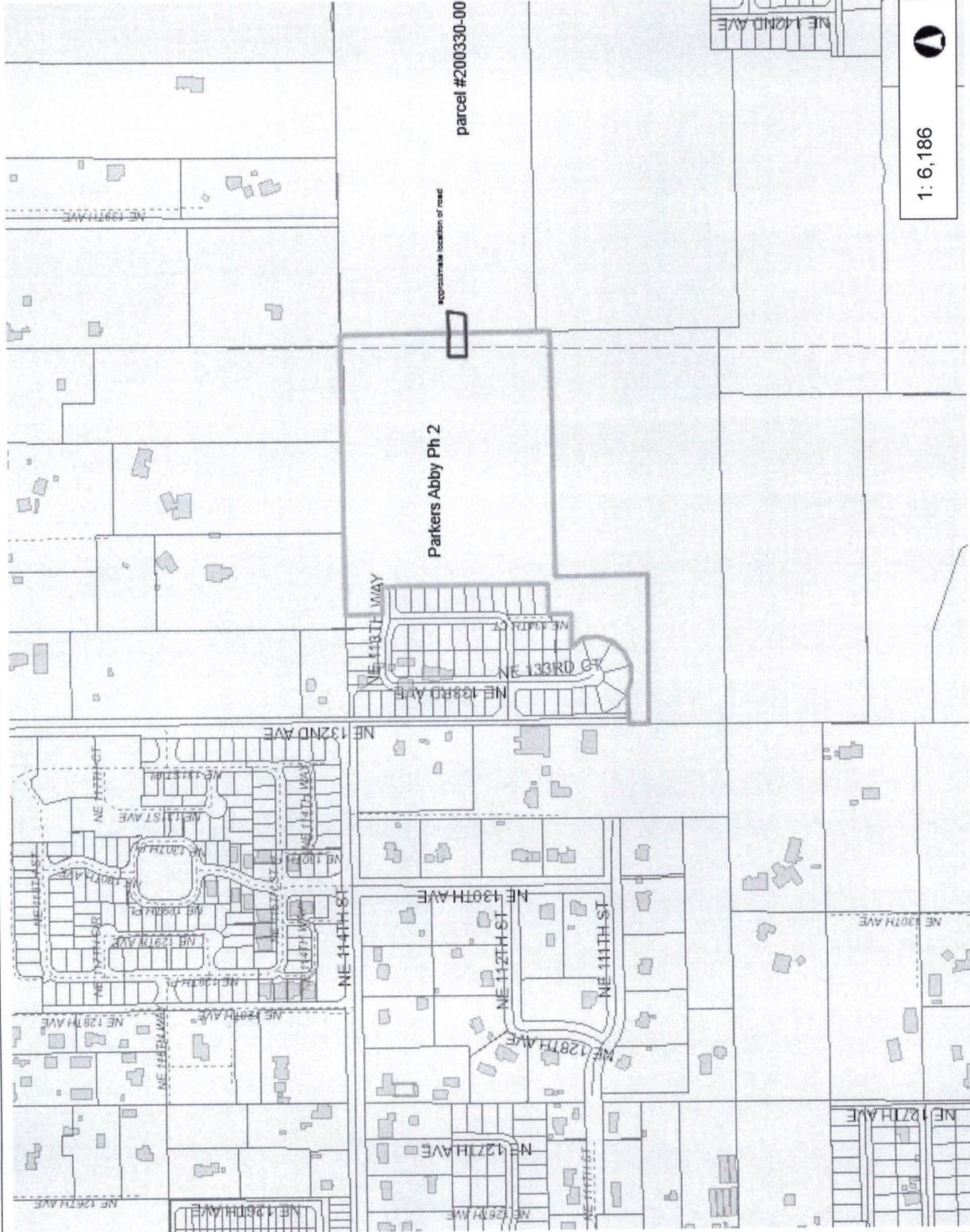
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



Parkers Abby Ph 2

parcel #200330-00

approximate location of road

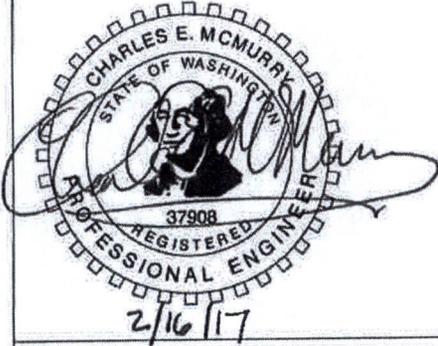
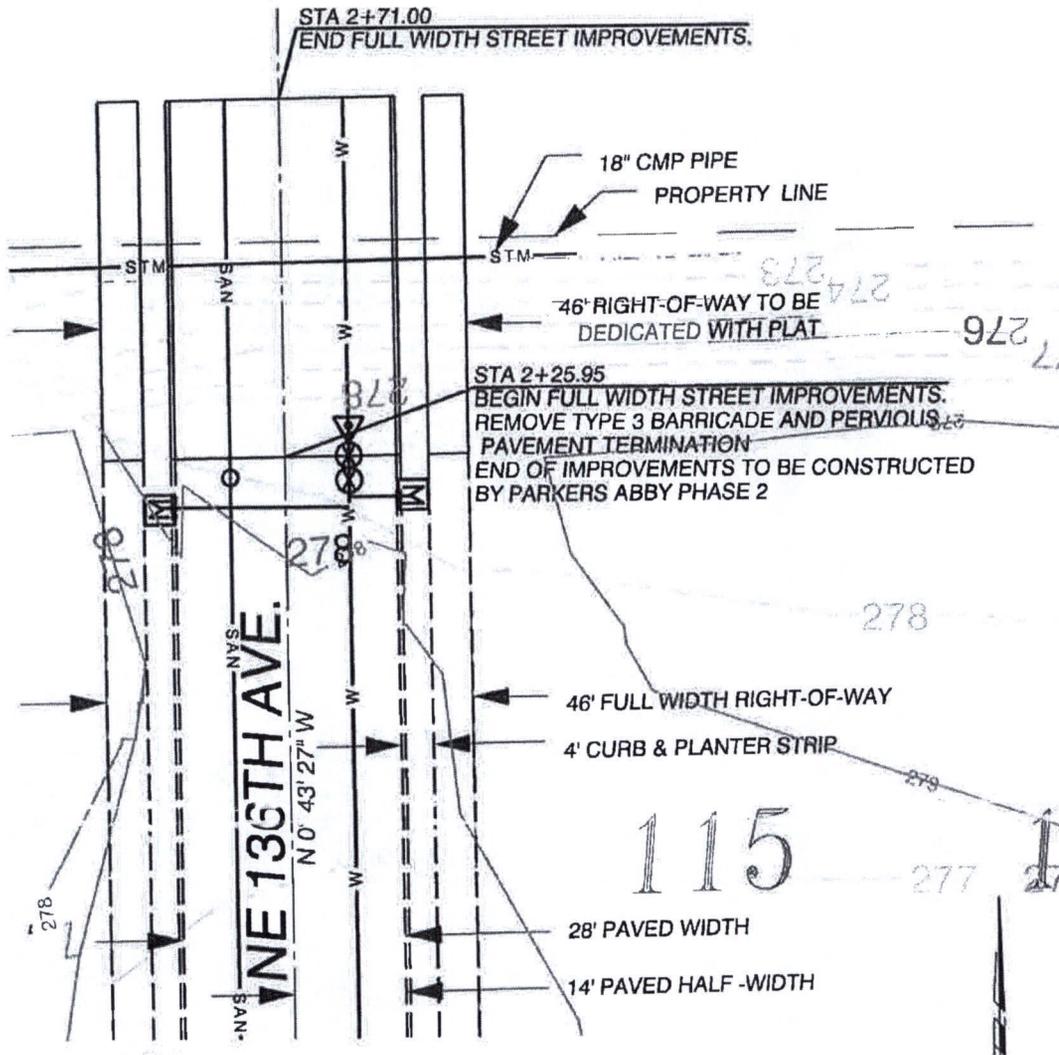


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This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

EXHIBIT C



DWG. TITLE:
NE 136TH AVENUE EXTENSION

SCALE:
 DATE: 02/16/17
 ISSUED BY: CEM
 JOB NO. 7655.02.01
 DWG. NO. **EXHIBIT C**

OLSON LAND SURVEYORS
 ENGINEERS
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 206.295.1345
 206.298.9559

PROJECT: **PARKERS ABBY
 PHASE 2**

EXHIBIT D

OLSON ENGINEERING INC.

222 E. EVERGREEN BLVD., VANCOUVER, WA 98660 (360) 695-1385

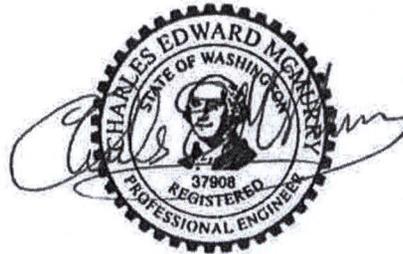
Parker's Abby - Phase II - Street Extension - Cost Estimate

EXHIBIT D

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
NE 136TH Avenue					
GENERAL CONDITIONS					
1	Mobilization	LS	1	\$ 3,250.00	\$ 3,250.00
				Total	\$ 3,250.00
SITWORK					
<u>Grading</u>					
2	Stripping 9", & Haul Off	CY	120	\$ 8.00	\$ 960.00
3	Import Structural Fill	CY	925	\$ 10.00	\$ 9,250.00
				Total	\$ 10,210.00
EROSION CONTROL					
<u>On-Site</u>					
4	Silt Fence (NE 132nd Ave.)	LF	200	\$ 2.00	\$ 400.00
5	Hydroseed And Mulch Slopes	AC	0.1	\$ 2,000.00	\$ 200.00
6	Erosion Control Maintenance	LS	1	\$ 200.00	\$ 200.00
				Total	\$ 800.00
SITWORK					
<u>On-Site - Urban Local Residential Access</u>					
Standard Reservoir Section					
7	Finish Grade - Street	SF	1,265	\$ 0.25	\$ 316.25
8	Finish Grade - Permeable Ballast	SF	1,310	\$ 0.25	\$ 327.50
9	Permeable Ballast (1.00')	CY	50	\$ 40.00	\$ 2,000.00
10	Previous Asphalt Concrete (0.33') Class ½" PG 70-22 HMA	CY	15	\$ 205.00	\$ 3,075.00
11	High Side Curb & Gutter	LF	90	\$ 10.00	\$ 900.00
12	Sidewalk	SF	450	\$ 3.75	\$ 1,687.50
				Total	\$ 8,306.25
STORM SYSTEM					
13	18" CMP Culvert w/ GB & Sloped Ends / Grates	LF	92	\$ 50.00	\$ 4,600.00
				Total	\$ 4,600.00
SANITARY SEWER - Taxable					
14	8" PVC 3034 w/ Granular Backfill	LF	50	\$ 50.00	\$ 2,500.00
15	Trench Spoils - Haul Off	CY	85	\$ 9.00	\$ 765.00
				Total	\$ 3,265.00
WATER - Taxable					
16	8" PVC C-900 w/ Granular Backfill & Fittings	LF	55	\$ 30.00	\$ 1,650.00
17	Trench Spoils - Haul Off	CY	30	\$ 9.00	\$ 270.00
				Total	\$ 1,920.00

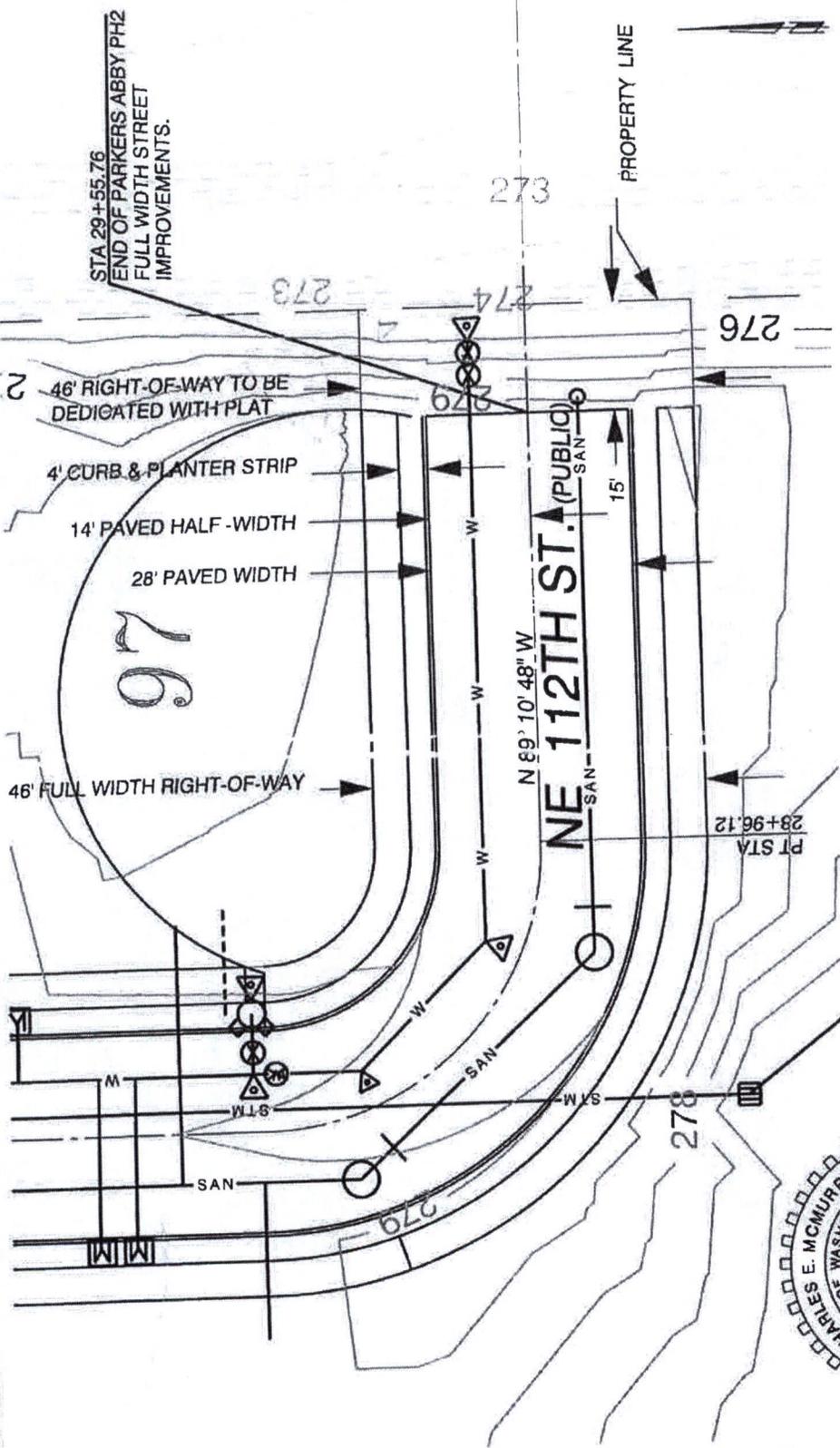
		LANDSCAPING - RIGHT OF WAY						
18	Plantings & Irrigation	SF	360	\$	5.25	\$	<u>1,890.00</u>	
							Total	\$ 1,890.00

Subtotal Construction Costs	\$ 34,241.25
Sales Tax (8.4%)	\$ 435.54
Soft Cost & Contingency (30%)	\$ 10,403.04
Total Construction Costs	\$ 45,079.83



2/17/17

EXHIBIT E



SCALE:
 DATE: 02/16/17
 ISSUED BY: CEM
 JOB NO. 7655.02.01
 DWG NO.

DWG. TITLE:
NE 112TH STREET EXTENSION

PROJECT: **PARKERS ABBY PHASE 2**
OLSON LAND SURVEYORS ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

