



CITY OF LA PINE, OREGON

SPECIAL CITY COUNCIL MEETING

Wednesday, May 4, 2022, at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: Join Zoom Meeting

<https://us02web.zoom.us/j/9145456468>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

AGENDA

CALL TO ORDER

ESTABLISH OF QUORUM(S)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

PRESENTATION: None

ADDED AGENDA ITEMS

Any matters added to the agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council

NEW BUSINESS:

- 1. Award Consideration - Water/Wastewater Project (handout at meeting)**

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

1. Planner Report
2. Public Works Report
3. City Manager Report

MAYOR & COUNCIL COMMENTS

EXECUTIVE SESSION: Note time of suspension of regular meeting and that of opening of executive session (if necessary).

Note time of closing of executive session, and that of re-convention of regular session (if necessary).

ADJOURNMENT

Pursuant to ORS 192.640: This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.

May 2, 2022

Mayor Richer and City Council Members
City of La Pine
P.O. Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

RE: Water and Wastewater Systems Improvements - 2022
Bid Results and Notice of Award for Construction Contract

Dear Mayor Richer and City Council Members:

The bid opening for the City of La Pine, Oregon - Water and Wastewater Systems Improvements - 2022 project was held on March 17, 2022. Three bids were received. The apparent low bidder for the project is Taylor Northwest, LLC (TNW). A tabulation of bids received is attached. The bids received from the three bidders are summarized on the following table.

Bidder	Schedule A	Schedule B	Schedule C WSI	Schedule C WWSI	Total Bid
Taylor Northwest, LLC	\$8,199,476.00	\$2,955,294.00	\$12,882,122.00	\$11,632,630.00	\$35,669,522.00
K&E Excavating, Inc.	\$8,113,260.00	\$4,455,500.00	\$12,338,411.00	\$14,828,950.00	\$39,736,121.00
JAL Construction, Inc.	\$10,651,818.00	\$5,175,000.00	\$13,458,675.00	\$16,627,135.00	\$45,912,628.00

Schedule A - Wastewater Treatment Facility and Recycled Water System

Schedule B - Reservoir No. 2 and Well Pump Stations

Schedule C - Cagle and Glenwood Acres Water System Improvements (WSI)

Schedule C - Cagle and Glenwood Acres Wastewater System Improvements (WWSI)

We have reviewed the bid and the accompanying documents provided in the Bidder's Packet as submitted by TNW, and their bid appears to be responsive. We have reviewed the State of Oregon Contractor's Board website, and it appears the license held by TNW is in good standing. We have spoken with TNW, and they are confident with their bid and are eager to get underway. We see no reason why TNW is not qualified to perform the work called for in the Contract Documents.

The Notice of Intent to Award Contract was emailed to all three bidders on April 26, 2022, to begin the seven-day protest period. Assuming no protests are received by the City during the protest period, we can move forward with the award process if desired by the City.

The attached Notice of Award to TNW is for award of the project for a total Contract amount of \$35,669,522.00. If the City finds our recommendation acceptable, please fill in the Date of Issuance, sign, and return a copy of the Notice of Award to me. After receiving approval from the City, USDA Rural Development, and the Oregon Department of Environmental Quality, we will forward the Notice of Award, along with the required Contract forms, to TNW so the Contract, including Performance and Payment Bonds, can be prepared for the City's review.

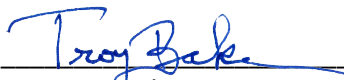
Mayor Richer and City Council Members
May 2, 2022
Page -2-

Once the various forms included with the Notice of Award are received from the Contractor, we will complete the Responsible Bidder Determination process as required by Oregon Revised Statutes 279C.375.

If you have any questions, please let me know.

Sincerely,

ANDERSON PERRY & ASSOCIATES, INC.

By 
Troy Baker, P.E.

TB/jg

Enclosure

cc: Geoff Wullschlager, City of La Pine (w/encl.)
Jake Obrist, City of La Pine (w/encl.)
Kim Young, USDA RD (w/encl.)
Brian Daily, USDA RD (w/encl.)
Matt Mattia, Business Oregon (w/encl.)
Alexis Cooley, DEQ (w/encl.)
Sam Brown, DEQ (w/encl.)
Files No. 33-09-55 and 33-10-55 (w/Notice of Award)

G:\Clients\La Pine\33-09 - 33-10 W-WW\Correspondence\LaPine WWWSI-Award.docx

NOTICE OF AWARD

Date of Issuance:

Owner: **City of La Pine, Oregon**

Engineer: **Anderson Perry & Associates, Inc.**

Project: **Water and Wastewater Systems Improvements - 2022 - Schedules A, B, and C**

Bidder: **Taylor Northwest, LLC**

Bidder's Address: **18500 Bull Springs Road, Bend, Oregon 97703**

TO BIDDER:

You are notified that Owner has accepted your Bid dated March 17, 2022, for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: Total Schedule A Bid, Total Schedule B Bid, Total Schedule C Water System Improvements Bid, and Total Schedule C Wastewater System Improvements Bid.

The Contract Price of the awarded Contract is: \$35,669,522.00

You must comply with the following conditions within 15 days of the date you receive this Notice of Award.

1. Notice of Award

Acknowledge acceptance of the Project award in the space provided on this Notice of Award form. Be sure to include the date, as well as the signature and title of the person signing the Award form. **Return all 4 copies to the Engineer.**

2. Agreement Between Owner and Contractor

Date and sign all **4** copies of the attached Agreement form. **Return all 4 copies** to the Engineer.

3. Payment and Performance Bonds

Provide the Construction Performance and Payment Bonds. Enclosed are **4** copies of the Payment Bond and **4** copies of the Performance Bond forms. Include an appropriate Power of Attorney which is properly dated with each of the bonds. **Additionally, note that the date shown on the Payment and Performance Bonds must be on or after the date shown on the Agreement.** The date on the Power of Attorney should be the same as shown on the Bond. These Payment and Performance Bond forms must be used, and no others will be accepted. Return **4** completed copies to the Engineer.

4. Certificate of Insurance

Complete the enclosed Certificate of Insurance form. The enclosed Certificate of Insurance form is the only acceptable form to be used for this project. Standard ACORD forms from the insurance company will be required to be attached to this form. Be sure to include Worker's Compensation certificates. Return all **4** copies to the Engineer.

5. Statutory Public Works Bond

The Contractor and applicable Subcontractors must file a Public Works Bond with the Construction Contractor’s Board in accordance with Oregon Laws 2005, Chapter 360, Section 2. Verification that this bond has been filed by the Contractor must be submitted to the Engineer.

6. Other requirements

Provide **4** copies of all insurance policies.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 20 days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement and Contract Documents.

City of La Pine, Oregon
(OWNER)

By: _____
(AUTHORIZED SIGNATURE)

Daniel Richer
(NAME)

Mayor
(TITLE)

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by Taylor Northwest, LLC, this the _____ day of May 2022.

By: _____

Name: **Justin L. Barden**

Title: **Vice President of Procurement**

Copy to Owner

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
Water and Wastewater
Systems Improvements - 2022

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

				Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.		
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
SCHEDULE A - WASTEWATER TREATMENT FACILITY AND RECYCLED WATER SYSTEM												
A1.	Mobilization/Demobilization (not to exceed 5% of Total Schedule A Bid Price)	L.S.	1	\$389,138.00	\$389,138.00	\$273,366.00	\$273,366.00	\$405,000.00	\$405,000.00	\$532,400.00	\$532,400.00	
A2.	Temporary Protection and Direction of Traffic/Project Safety/Quality Control	L.S.	1	\$100,000.00	\$100,000.00	\$264,686.00	\$264,686.00	\$10,000.00	\$10,000.00	\$140,000.00	\$140,000.00	
A3.	Job Photos	Each	50	\$20.00	\$1,000.00	\$405.00	\$20,250.00	\$275.00	\$13,750.00	\$50.00	\$2,500.00	
A4.	Wastewater Treatment Facility Improvements	L.S.	1	\$3,164,875.00	\$3,164,875.00	\$3,250,144.00	\$3,250,144.00	\$3,506,000.00	\$3,506,000.00	\$3,939,000.00	\$3,939,000.00	
A5.	8-inch Irrigation Supply Pipeline	L.F.	4,050	\$83.00	\$336,150.00	\$62.00	\$251,100.00	\$59.00	\$238,950.00	\$42.00	\$170,100.00	
A6.	12-inch Irrigation Supply Pipeline	L.F.	8,765	\$83.00	\$727,495.00	\$94.00	\$823,910.00	\$96.00	\$841,440.00	\$95.00	\$832,675.00	
A7.	8-inch Butterfly Valve	Each	2	\$2,000.00	\$4,000.00	\$3,150.00	\$6,300.00	\$3,600.00	\$7,200.00	\$4,000.00	\$8,000.00	
A8.	12-inch Butterfly Valve	Each	1	\$3,500.00	\$3,500.00	\$3,645.00	\$3,645.00	\$4,400.00	\$4,400.00	\$4,500.00	\$4,500.00	
A9.	Air/Vacuum Release Valve Station	Each	1	\$5,500.00	\$5,500.00	\$5,855.00	\$5,855.00	\$11,000.00	\$11,000.00	\$6,500.00	\$6,500.00	
A10.	Pipeline Drain	Each	2	\$2,500.00	\$5,000.00	\$2,679.00	\$5,358.00	\$3,600.00	\$7,200.00	\$3,300.00	\$6,600.00	
A11.	Tracer Wire Access Box	Each	9	\$350.00	\$3,150.00	\$448.00	\$4,032.00	\$750.00	\$6,750.00	\$1,000.00	\$9,000.00	
A12.	BNSF Railroad Crossing	L.S.	1	\$300,000.00	\$300,000.00	\$157,575.00	\$157,575.00	\$175,000.00	\$175,000.00	\$180,000.00	\$180,000.00	
A13.	Recycled Water Irrigation System	L.S.	1	\$2,406,115.00	\$2,406,115.00	\$2,002,630.00	\$2,002,630.00	\$1,622,200.00	\$1,622,200.00	\$3,248,600.00	\$3,248,600.00	
A14.	Septage Receiving Station	L.S.	1	\$737,000.00	\$737,000.00	\$824,605.00	\$824,605.00	\$892,600.00	\$892,600.00	\$1,145,633.00	\$1,145,633.00	
A15.	Erosion and Sediment Control	L.S.	1	\$75,000.00	\$75,000.00	\$5,750.00	\$5,750.00	\$25,000.00	\$25,000.00	\$23,000.00	\$23,000.00	
A16.	Power Conduits in Common Trench	L.F.	2,510	\$33.00	\$82,830.00	\$57.00	\$143,070.00	\$63.00	\$158,130.00	\$73.00	\$183,230.00	
A17.	Power Conduits in Dedicated Trench	L.F.	2,620	\$28.00	\$73,360.00	\$60.00	\$157,200.00	\$72.00	\$188,640.00	\$84.00	\$220,080.00	
TOTAL SCHEDULE A BID PRICE						\$8,414,113.00		\$8,199,476.00		\$8,113,260.00	\$10,651,818.00 *	
											<i>Actual Bid:</i>	\$10,650,568.00
SCHEDULE B - RESERVOIR NO. 2 AND WELL PUMP STATIONS												
B1.	Mobilization/Demobilization (not to exceed 5% of Total Schedule B Bid Price)	L.S.	1	\$70,520.00	\$70,520.00	\$71,443.00	\$71,443.00	\$220,000.00	\$220,000.00	\$258,000.00	\$258,000.00	
B2.	Temporary Protection and Direction of Traffic/Project Safety/Quality Control	L.S.	1	\$25,000.00	\$25,000.00	\$101,469.00	\$101,469.00	\$40,000.00	\$40,000.00	\$65,000.00	\$65,000.00	
B3.	Job Photos	Each	20	\$20.00	\$400.00	\$405.00	\$8,100.00	\$275.00	\$5,500.00	\$350.00	\$7,000.00	
B4.	Reservoir No. 2 and Well Pump Stations	L.S.	1	\$1,385,000.00	\$1,385,000.00	\$2,774,282.00	\$2,774,282.00	\$4,190,000.00	\$4,190,000.00	\$4,845,000.00	\$4,845,000.00	
TOTAL SCHEDULE B BID PRICE						\$1,480,920.00		\$2,955,294.00		\$4,455,500.00	\$5,175,000.00	
* Indicates math error or rounding.												

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
Water and Wastewater
Systems Improvements - 2022

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

				Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.	
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
SCHEDULE C - CAGLE AND GLENWOOD ACRES - WATER SYSTEM IMPROVEMENTS (WSI)											
WSI C1.	Mobilization/Demobilization (not to exceed 5% of Total Schedule C WSI Bid Price)	L.S.	1	\$398,790.00	\$398,790.00	\$250,514.00	\$250,514.00	\$615,000.00	\$615,000.00	\$670,000.00	\$670,000.00
WSI C2.	Temporary Protection and Direction of Traffic/Project Safety/Quality Control	L.S.	1	\$125,000.00	\$125,000.00	\$526,765.00	\$526,765.00	\$350,000.00	\$350,000.00	\$120,000.00	\$120,000.00
WSI C3.	Erosion and Sediment Control	L.S.	1	\$75,000.00	\$75,000.00	\$137,079.00	\$137,079.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00
WSI C4.	Job Photos	Each	75	\$20.00	\$1,500.00	\$405.00	\$30,375.00	\$275.00	\$20,625.00	\$25.00	\$1,875.00
WSI C5.	16-inch Polyvinyl Chloride (PVC) Water Line	L.F.	24,400	\$111.00	\$2,708,400.00	\$139.00	\$3,391,600.00	\$155.00	\$3,782,000.00	\$136.00	\$3,318,400.00
WSI C6.	12-inch PVC Water Line	L.F.	14,350	\$82.80	\$1,188,180.00	\$103.00	\$1,478,050.00	\$110.00	\$1,578,500.00	\$133.00	\$1,908,550.00
WSI C7.	8-inch PVC Water Line	L.F.	29,200	\$53.00	\$1,547,600.00	\$71.00	\$2,073,200.00	\$65.00	\$1,898,000.00	\$102.00	\$2,978,400.00
WSI C8.	6-inch PVC Water Line	L.F.	2,160	\$45.00	\$97,200.00	\$60.00	\$129,600.00	\$70.00	\$151,200.00	\$92.00	\$198,720.00
WSI C9.	2-inch Copper Water Service Line	L.F.	65	\$34.00	\$2,210.00	\$56.00	\$3,640.00	\$67.00	\$4,355.00	\$10.00	\$650.00
WSI C10.	1-inch Copper Water Service Line	L.F.	13	\$30.00	\$390.00	\$75.00	\$975.00	\$67.00	\$871.00	\$10.00	\$130.00
WSI C11.	3/4-inch Copper Water Service Line	L.F.	7,730	\$28.00	\$216,440.00	\$37.00	\$286,010.00	\$39.00	\$301,470.00	\$10.00	\$77,300.00
WSI C12.	1-inch High Density Polyethylene Water Service Line	L.F.	34,320	\$25.00	\$858,000.00	\$25.00	\$858,000.00	\$23.00	\$789,360.00	\$22.00	\$755,040.00
WSI C13.	2-inch High Density Polyethylene Water Service Line	L.F.	940	\$27.00	\$25,380.00	\$27.00	\$25,380.00	\$27.00	\$25,380.00	\$25.00	\$23,500.00
WSI C14.	3/4-inch Water Service Connection	Each	357	\$750.00	\$267,750.00	\$2,311.00	\$825,027.00	\$600.00	\$214,200.00	\$850.00	\$303,450.00
WSI C15.	1-inch Water Service Connection	Each	1	\$1,000.00	\$1,000.00	\$3,138.00	\$3,138.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
WSI C16.	2-inch Water Service Connection	Each	3	\$1,200.00	\$3,600.00	\$3,637.00	\$10,911.00	\$900.00	\$2,700.00	\$1,000.00	\$3,000.00
WSI C17.	16-inch Butterfly Valve	Each	17	\$4,500.00	\$76,500.00	\$5,136.00	\$87,312.00	\$6,300.00	\$107,100.00	\$5,200.00	\$88,400.00
WSI C18.	12-inch Butterfly Valve	Each	37	\$3,500.00	\$129,500.00	\$3,810.00	\$140,970.00	\$4,600.00	\$170,200.00	\$4,400.00	\$162,800.00
WSI C19.	8-inch Gate Valve	Each	74	\$2,000.00	\$148,000.00	\$2,654.00	\$196,396.00	\$3,200.00	\$236,800.00	\$2,440.00	\$180,560.00
WSI C20.	Connection to Existing Water Line	Each	15	\$2,000.00	\$30,000.00	\$2,593.00	\$38,895.00	\$3,500.00	\$52,500.00	\$2,230.00	\$33,450.00
WSI C21.	Fire Hydrant Assembly, Type A	Each	110	\$6,050.00	\$665,500.00	\$6,964.00	\$766,040.00	\$7,500.00	\$825,000.00	\$7,150.00	\$786,500.00
WSI C22.	Fire Hydrant Assembly, Type B	Each	19	\$6,050.00	\$114,950.00	\$10,765.00	\$204,535.00	\$11,000.00	\$209,000.00	\$7,600.00	\$144,400.00
WSI C23.	Air Release Valve Assembly	Each	13	\$2,500.00	\$32,500.00	\$6,560.00	\$85,280.00	\$5,200.00	\$67,600.00	\$6,600.00	\$85,800.00
WSI C24.	5/8-inch x 3/4-inch Water Meter Installation	Each	286	\$1,000.00	\$286,000.00	\$2,258.00	\$645,788.00	\$1,700.00	\$486,200.00	\$3,400.00	\$972,400.00

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
Water and Wastewater
Systems Improvements - 2022

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
WSI C25.	1-inch Water Meter Installation	Each	1	\$1,500.00	\$1,500.00	\$3,050.00	\$3,050.00	\$2,100.00	\$2,100.00	\$2,800.00	\$2,800.00
WSI C26.	2-inch Water Meter Installation	Each	4	\$2,000.00	\$8,000.00	\$11,734.00	\$46,936.00	\$12,500.00	\$50,000.00 *	\$6,600.00	\$26,400.00
WSI C27.	5/8-inch x 3/4-inch Water Meter and Sampling Station Installation	Each	3	\$2,500.00	\$7,500.00	\$2,737.00	\$8,211.00	\$2,300.00	\$6,900.00	\$3,600.00	\$10,800.00
WSI C28.	1-inch Double Check Valve Assembly	Each	1	\$550.00	\$550.00	\$2,219.00	\$2,219.00	\$1,250.00	\$1,250.00	\$1,170.00	\$1,170.00 *
WSI C29.	3/4-inch Double Check Valve Assembly	Each	286	\$450.00	\$128,700.00	\$2,054.00	\$587,444.00	\$1,200.00	\$343,200.00	\$1,880.00	\$537,680.00
WSI C30.	Repair of Unmarked Water Main	Each	3	\$1,000.00	\$3,000.00	\$7,762.00	\$23,286.00	\$3,000.00	\$9,000.00	\$1,800.00	\$5,400.00
WSI C31.	Repair of Unmarked Water Service Line	Each	3	\$800.00	\$2,400.00	\$2,512.00	\$7,536.00	\$1,000.00	\$3,000.00	\$350.00	\$1,050.00
WSI C32.	Tracer Wire Access Box	Each	9	\$350.00	\$3,150.00	\$448.00	\$4,032.00	\$750.00	\$6,750.00	\$750.00	\$6,750.00
WSI C33.	Concrete Curb Restoration	L.F.	10	\$55.00	\$550.00	\$187.00	\$1,870.00	\$120.00	\$1,200.00	\$50.00	\$500.00
WSI C34.	Concrete Sidewalk Restoration	S.Y.	6	\$125.00	\$750.00	\$343.00	\$2,058.00	\$200.00	\$1,200.00	\$300.00	\$1,800.00
TOTAL SCHEDULE C WSI BID PRICE					\$9,155,490.00		\$12,882,122.00		\$12,338,411.00 *		\$13,458,675.00 *
								<i>Actual Bid:</i>	\$12,325,911.00	<i>Actual Bid:</i>	\$13,463,355.00

SCHEDULE C - CAGLE AND GLENWOOD ACRES - WASTEWATER SYSTEM IMPROVEMENTS (WWSI)

WWSI C35.	Mobilization/Demobilization (not to exceed 5% of Total Schedule C WWSI Bid Price)	L.S.	1	\$437,750.00	\$437,750.00	\$240,578.00	\$240,578.00	\$740,000.00	\$740,000.00	\$830,000.00	\$830,000.00
WWSI C36.	Temporary Protection and Direction of Traffic/Project Safety/Quality Control	L.S.	1	\$125,000.00	\$125,000.00	\$482,871.00	\$482,871.00	\$485,000.00	\$485,000.00	\$260,000.00	\$260,000.00
WWSI C37.	Erosion and Sediment Control	L.S.	1	\$75,000.00	\$75,000.00	\$135,354.00	\$135,354.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00
WWSI C38.	Job Photos	Each	75	\$20.00	\$1,500.00	\$405.00	\$30,375.00	\$275.00	\$20,625.00	\$25.00	\$1,875.00
WWSI C39.	6-inch PVC Pressure Sewer Line	L.F.	2,235	\$45.00	\$100,575.00	\$53.00	\$118,455.00	\$62.00	\$138,570.00	\$78.00	\$174,330.00
WWSI C40.	4-inch PVC Pressure Sewer Line	L.F.	2,650	\$32.00	\$84,800.00	\$47.00	\$124,550.00	\$43.00	\$113,950.00	\$70.00	\$185,500.00
WWSI C41.	3-inch PVC Pressure Sewer Line	L.F.	4,010	\$28.00	\$112,280.00	\$46.00	\$184,460.00	\$47.00	\$188,470.00	\$70.00	\$280,700.00
WWSI C42.	1-1/4-inch Pressure Sewer Service Line	L.F.	3,385	\$20.00	\$67,700.00	\$25.00	\$84,625.00	\$21.00	\$71,085.00	\$70.00	\$236,950.00
WWSI C43.	8-inch PVC Gravity Sewer Line	L.F.	760	\$61.00	\$46,360.00	\$93.00	\$70,680.00	\$110.00	\$83,600.00	\$80.00	\$60,800.00
WWSI C44.	6-inch PVC Gravity Sewer Line	L.F.	23,450	\$57.00	\$1,336,650.00	\$60.00	\$1,407,000.00	\$90.00	\$2,110,500.00	\$75.00	\$1,758,750.00
WWSI C45.	4-inch PVC Sewer Service Line	L.F.	58,755	\$38.00	\$2,232,690.00	\$32.00	\$1,880,160.00	\$45.00	\$2,643,975.00	\$58.00	\$3,407,790.00
WWSI C46.	4-inch PVC Sewer Service Line Stub	L.F.	1,460	\$38.00	\$55,480.00	\$41.00	\$59,860.00	\$45.00	\$65,700.00	\$58.00	\$84,680.00
WWSI C47.	Sewer Service Connection	Each	357	\$500.00	\$178,500.00	\$1,563.00	\$557,991.00	\$575.00	\$205,275.00	\$560.00	\$199,920.00
* Indicates math error or rounding.											

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
**Water and Wastewater
Systems Improvements - 2022**

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
WWSI C48	Pressure Sewer Discharge Manhole	Each	2	\$5,500.00	\$11,000.00	\$7,620.00	\$15,240.00	\$10,000.00	\$20,000.00	\$3,300.00	\$6,600.00
WWSI C49	Sewage Air Release Valve Assembly	Each	3	\$5,500.00	\$16,500.00	\$5,550.00	\$16,650.00	\$10,750.00	\$32,250.00	\$6,400.00	\$19,200.00
WWSI C50	Residential Grinder Pump Station	Each	13	\$6,060.00	\$78,780.00	\$13,400.00	\$174,200.00	\$28,000.00	\$364,000.00	\$10,000.00	\$130,000.00
WWSI C51	Connection to Existing Sewer Main	Each	1	\$1,250.00	\$1,250.00	\$2,162.00	\$2,162.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
WWSI C52	Connection to Existing Manhole	Each	1	\$2,000.00	\$2,000.00	\$7,478.00	\$7,478.00	\$5,700.00	\$5,700.00	\$2,500.00	\$2,500.00
WWSI C53	6-inch Pressure Sewer Line Cleanout	Each	2	\$2,000.00	\$4,000.00	\$3,121.00	\$6,242.00	\$3,060.00	\$6,120.00	\$2,500.00	\$5,000.00
WWSI C54	4-inch Pressure Sewer Line Cleanout	Each	2	\$1,800.00	\$3,600.00	\$2,254.00	\$4,508.00	\$2,220.00	\$4,440.00	\$2,000.00	\$4,000.00
WWSI C55	3-inch Pressure Sewer Line Cleanout	Each	3	\$1,600.00	\$4,800.00	\$2,134.00	\$6,402.00	\$2,180.00	\$6,540.00	\$2,000.00	\$6,000.00
WWSI C56	8-inch Main Line Cleanout	Each	3	\$1,400.00	\$4,200.00	\$1,407.00	\$4,221.00	\$790.00	\$2,370.00	\$1,100.00	\$3,300.00
WWSI C57	6-inch Main Line Cleanout	Each	135	\$1,250.00	\$168,750.00	\$946.00	\$127,710.00	\$690.00	\$93,150.00	\$770.00	\$103,950.00
WWSI C58	Service Line Cleanout	Each	865	\$800.00	\$692,000.00	\$393.00	\$339,945.00	\$350.00	\$302,750.00	\$160.00	\$138,400.00
WWSI C59	1,000-Gallon Septic Tank, Type A	Each	196	\$2,500.00	\$490,000.00	\$6,033.00	\$1,182,468.00	\$6,800.00	\$1,332,800.00	\$7,400.00	\$1,450,400.00
WWSI C60	1,000-Gallon Septic Tank, Type B	Each	86	\$2,500.00	\$215,000.00	\$8,321.00	\$715,606.00	\$8,700.00	\$748,200.00	\$9,300.00	\$799,800.00
WWSI C61	1,500-Gallon Septic Tank, Type A	Each	2	\$3,000.00	\$6,000.00	\$7,642.00	\$15,284.00	\$8,500.00	\$17,000.00	\$8,300.00	\$16,600.00
WWSI C62	1,500-Gallon Septic Tank, Type B	Each	1	\$3,000.00	\$3,000.00	\$10,197.00	\$10,197.00	\$10,400.00	\$10,400.00	\$10,000.00	\$10,000.00
WWSI C63	Decommission Concrete Septic Tank	Each	236	\$2,000.00	\$472,000.00	\$1,991.00	\$469,876.00	\$2,100.00	\$495,600.00	\$1,700.00	\$401,200.00
WWSI C64	Decommission Fiberglass/Steel Septic Tank	Each	49	\$4,000.00	\$196,000.00	\$2,192.00	\$107,408.00	\$2,100.00	\$102,900.00	\$2,700.00	\$132,300.00
WWSI C65	Television Inspection of Sewer Main Line	L.F.	24,310	\$4.00	\$97,240.00	\$6.00	\$145,860.00	\$3.00	\$72,930.00	\$1.50	\$36,465.00
WWSI C66	Trench Dewatering for Sewer Line Installation	L.S.	1	\$50,000.00	\$50,000.00	\$279,103.00	\$279,103.00	\$220,000.00	\$220,000.00	\$100,000.00	\$100,000.00
WWSI C67	Wastewater Lift Station No. 1	L.S.	1	\$395,000.00	\$395,000.00	\$336,351.00	\$336,351.00	\$757,900.00	\$757,900.00	\$889,000.00	\$889,000.00
WWSI C68	Wastewater Lift Station No. 2	L.S.	1	\$400,000.00	\$400,000.00	\$379,418.00	\$379,418.00	\$846,900.00	\$846,900.00	\$973,000.00	\$973,000.00
WWSI C69	Wastewater Lift Station No. 3	L.S.	1	\$345,000.00	\$345,000.00	\$342,240.00	\$342,240.00	\$775,900.00	\$775,900.00	\$893,000.00	\$893,000.00
WWSI C70	Anti-Floatation Fabric	S.Y.	2,500	\$15.00	\$37,500.00	\$2.00	\$5,000.00	\$2.00	\$5,000.00	\$3.50	\$8,750.00
WWSI C71	Additional Potholing	Hour	175	\$350.00	\$61,250.00	\$345.00	\$60,375.00	\$410.00	\$71,750.00	\$425.00	\$74,375.00
WWSI C72	Gravel Roadway Restoration	Ton	2,700	\$35.00	\$94,500.00	\$37.00	\$99,900.00	\$40.00	\$108,000.00	\$60.00	\$162,000.00
WWSI C73	Asphalt Street Restoration	S.Y.	10,500	\$40.00	\$420,000.00	\$59.50	\$624,750.00	\$49.00	\$514,500.00	\$62.00	\$651,000.00
WWSI C74	Asphalt Surface Restoration	S.Y.	3,950	\$35.00	\$138,250.00	\$87.00	\$343,650.00	\$88.00	\$347,600.00	\$60.00	\$237,000.00
WWSI C75	Pavement Striping and Marking	L.S.	1	\$25,000.00	\$25,000.00	\$14,375.00	\$14,375.00	\$20,000.00	\$20,000.00	\$40,000.00	\$40,000.00
WWSI C76	Landscape Restoration	L.S.	1	\$50,000.00	\$50,000.00	\$419,052.00	\$419,052.00	\$650,000.00	\$650,000.00	\$1,800,000.00	\$1,800,000.00
TOTAL SCHEDULE C WWSI BID PRICE					\$9,336,905.00		\$11,632,630.00		\$14,828,950.00		\$16,627,135.00
PROJECT TOTAL (Schedule A, Schedule B, Schedule C-WSI, and Schedule C-WWSI)					\$28,387,428.00		\$35,669,522.00		\$39,736,121.00		\$45,912,628.00

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
Water and Wastewater
Systems Improvements - 2022

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total

A. Breakdown of Lump Sum Bid Item No. A4: Wastewater Treatment Facility Improvements

1.	Earthwork				\$980,000.00			\$970,671.00		\$995,000.00		\$1,000,000.00
2.	Dust and Mud Control				\$37,500.00			\$73,945.00		\$40,000.00		\$100,000.00
3.	Lagoon No. 5 Liner System				\$750,000.00			\$730,938.00		\$850,000.00		\$775,000.00
4.	Geotextile Fabric				\$19,600.00			\$22,276.00		\$15,000.00		\$180,000.00
5.	Slope Stabilization Rock				\$150,000.00			\$91,380.00		\$72,000.00		\$95,000.00
6.	Access Road Realignment				\$115,250.00			\$30,108.00		\$20,000.00		\$95,000.00
7.	Base Rock for Dikes				\$81,025.00			\$100,623.00		\$85,000.00		\$70,000.00
8.	Lagoon Piping, including Chlorine Contact Pipe				\$324,000.00			\$355,481.00		\$480,000.00		\$500,000.00
9.	Effluent Flow Control Structure Modifications				\$30,000.00			\$22,287.00		\$38,000.00		\$44,000.00
10.	Irrigation Pump Station Demolition and Improvements				\$450,000.00			\$256,751.00		\$259,000.00		\$323,000.00
11.	Electrical Work				\$75,000.00			\$273,125.00		\$310,000.00		\$360,000.00
12.	Control and Instrumentation Work				\$25,000.00			\$177,100.00		\$198,000.00		\$230,000.00
13.	Fencing				\$87,500.00			\$115,978.00		\$125,000.00		\$145,000.00
14.	Painting				\$40,000.00			\$29,481.00		\$19,000.00		\$22,000.00
TOTAL (Must Equal Bid Item No. A4: Wastewater Treatment Facility Improvements)					\$3,164,875.00			\$3,250,144.00		\$3,506,000.00		\$3,939,000.00

B. Breakdown of Lump Sum Bid Item No. A13: Recycled Water Irrigation System

1.	Site Clearing, Grubbing, Preparation, and Seeding				\$1,890,000.00			\$1,387,203.00		\$875,000.00		\$2,275,000.00
2.	Center Pivot No. 1				\$100,000.00			\$198,256.00		\$259,000.00		\$301,000.00
3.	Center Pivot No. 2				\$100,000.00			\$198,256.00		\$259,000.00		\$301,000.00
4.	Access Road				\$101,115.00			\$39,089.00		\$20,000.00		\$136,000.00
5.	Fencing, including Entrance Gates and Warning Signs				\$90,000.00			\$74,601.00		\$87,000.00		\$100,000.00
6.	Electrical Work				\$75,000.00			\$104,075.00		\$119,000.00		\$132,000.00
7.	Control and Instrumentation Work				\$50,000.00			\$1,150.00		\$3,200.00		\$3,600.00
TOTAL (Must Equal Bid Item No. A13: Recycled Water Irrigation System)					\$2,406,115.00			\$2,002,630.00		\$1,622,200.00		\$3,248,600.00

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
**Water and Wastewater
Systems Improvements - 2022**

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
C. Breakdown of Lump Sum Bid Item No. A14: Septage Receiving Station											
1.	Site Work				\$75,000.00		\$162,362.00		\$221,000.00		\$260,000.00
2.	Septage Receiving Station Package				\$500,000.00		\$349,918.00		\$382,000.00		\$443,000.00
3.	Mechanical Work, including Process and Yard Piping				\$25,000.00		\$70,470.00		\$23,000.00		\$142,000.00
4.	Reinforced Concrete Placement				\$12,000.00		\$74,518.00		\$72,000.00		\$75,000.00
5.	Electrical Work				\$50,000.00		\$48,300.00		\$55,000.00		\$63,000.00
6.	Control and Instrumentation Work				\$20,000.00		\$1,725.00		\$3,200.00		\$3,600.00
7.	Fencing, including Automatic Opening Gate and Controller				\$35,000.00		\$68,540.00		\$74,000.00		\$87,000.00
8.	Manholes and Septic Tank				\$10,000.00		\$43,021.00		\$58,000.00		\$67,000.00
9.	Painting				\$10,000.00		\$5,751.00		\$4,400.00		\$5,033.00
TOTAL (Must Equal Bid Item No. A14: Septage Receiving Station)					\$737,000.00		\$824,605.00		\$892,600.00		\$1,145,633.00
D. Breakdown of Lump Sum Bid Item No. WWSI C67: Wastewater Lift Station No. 1											
1.	Site Work				\$60,000.00		\$43,404.00		\$116,000.00		\$145,000.00
2.	Fiberglass Wetwell and Precast Concrete Valve Vault				\$40,000.00		\$27,337.00		\$191,000.00		\$222,000.00
3.	Submersible Pumps, Rails, and Appurtenances				\$70,000.00		\$121,994.00		\$163,000.00		\$190,000.00
4.	Mechanical Work, including Piping, Valves, Fittings, and				\$55,000.00		\$39,516.00		\$89,000.00		\$102,000.00
5.	Electrical Work				\$50,000.00		\$30,475.00		\$31,000.00		\$36,000.00
6.	Control and Instrumentation Work				\$50,000.00		\$5,750.00		\$31,000.00		\$35,000.00
7.	Standby Power Generator System				\$35,000.00		\$46,000.00		\$112,000.00		\$130,000.00
8.	Fencing				\$15,000.00		\$15,238.00		\$17,000.00		\$200,000.00
9.	Painting				\$20,000.00		\$6,637.00		\$7,900.00		\$9,000.00
TOTAL (Must Equal Bid Item No. WWSI C67: Wastewater Lift Station No. 1)					\$395,000.00		\$336,351.00		\$757,900.00		\$1,069,000.00 **
										<i>Actual Bid:</i>	\$889,000.00
** Bid item breakdown does not match Bid Schedule lump sum price.											

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
2659 S.W. 4th Street, Suite 200
Redmond, Oregon 97756

PROJECT: City of La Pine, Oregon
**Water and Wastewater
Systems Improvements - 2022**

OWNER: City of La Pine, Oregon
P.O Box 2460 / 16345 Sixth Street
La Pine, Oregon 97739

Bid Opening: 2:00 p.m., March 17, 2022, at La Pine City Hall,
16345 Sixth Street, La Pine, Oregon 97739

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Taylor Northwest LLC		K&E Excavating, Inc.		JAL Construction, Inc.		
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
E. Breakdown of Lump Sum Bid Item No. WWSI C68: Wastewater Lift Station No. 2												
1.	Site Work				\$40,000.00		\$44,813.00		\$111,000.00		\$128,000.00	
2.	Fiberglass Wetwell and Precast Concrete Valve Vault				\$50,000.00		\$27,651.00		\$191,000.00		\$222,000.00	
3.	Submersible Pumps, Rails, and Appurtenances				\$70,000.00		\$122,001.00		\$163,000.00		\$190,000.00	
4.	Mechanical Work, including Piping, Valves, Fittings, and Appurtenances				\$55,000.00		\$48,341.00		\$89,000.00		\$102,000.00	
5.	Dewatering and Control				\$15,000.00		\$24,864.00		\$85,000.00		\$100,000.00	
6.	Electrical Work				\$50,000.00		\$35,650.00		\$31,000.00		\$36,000.00	
7.	Control and Instrumentation Work				\$50,000.00		\$6,325.00		\$31,000.00		\$36,000.00	
8.	Standby Power Generator System				\$35,000.00		\$45,425.00		\$118,000.00		\$130,000.00	
9.	Fencing				\$15,000.00		\$17,710.00		\$20,000.00		\$20,000.00	
10.	Painting				\$20,000.00		\$6,638.00		\$7,900.00		\$9,000.00	
TOTAL (Must Equal Bid Item No. WWSI C68: Wastewater Lift Station No. 2)						\$400,000.00		\$379,418.00		\$846,900.00		\$973,000.00
F. Breakdown of Lump Sum Bid Item No. WWSI C69: Wastewater Lift Station No. 3												
1.	Site Work				\$20,000.00		\$37,043.00		\$129,000.00		\$150,000.00	
2.	Fiberglass Wetwell and Precast Concrete Valve Vault				\$30,000.00		\$24,895.00		\$192,000.00		\$222,000.00	
3.	Submersible Pumps, Rails, and Appurtenances				\$70,000.00		\$117,317.00		\$159,000.00		\$190,000.00	
4.	Mechanical Work, including Piping, Valves, Fittings, and				\$55,000.00		\$55,287.00		\$89,000.00		\$100,000.00	
5.	Electrical Work				\$50,000.00		\$32,775.00		\$31,000.00		\$36,000.00	
6.	Control and Instrumentation Work				\$50,000.00		\$5,750.00		\$31,000.00		\$36,000.00	
7.	Standby Power Generator System				\$35,000.00		\$45,425.00		\$118,000.00		\$130,000.00	
8.	Fencing				\$15,000.00		\$17,112.00		\$19,000.00		\$20,000.00	
9.	Painting				\$20,000.00		\$6,636.00		\$7,900.00		\$9,000.00	
TOTAL (Must Equal Bid Item No. WWSI C69: Wastewater Lift Station No. 3)						\$345,000.00		\$342,240.00		\$775,900.00		\$893,000.00



CITY OF LA PINE

STAFF REPORT

DATE: May 4, 2022
TO: La Pine City Council
FROM: Principal Planner, Alexa Repko
SUBJECT: Finley Final Plat Review

TYPE OF ACTION REQUESTED (Check one):

- | | | | |
|-------------------------------------|-------------------------|--------------------------|------------------|
| <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input checked="" type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: |

Councilors:

On January 18, 2022 Pacific Cascade Financial Services along with H.A. McCoy Engineering and Surveying, applied for Final Plat Review of the associated 3-parcel Partition. This application was not deemed complete until May 3, 2022. The subject property is located at 16545 Finley Butte Road and is also identified as Tax Lot 300 on Deschutes County Assessor's Map 22-10-14BC.

On October 29, 2021 a 3-parcel Partition was approved by Staff. The Partition divided the subject property which is 1.27 acres into parcels 17,567, 17,400, and 16,888 square feet in size. The subject property is within the Residential Zone and is intended for residences.

Motion:

I move the La Pine City Council approve the Final Plat Review of the 3-parcel Partition located at 16545 Finley Butte Road.

PARTITION PLAT

GOVERNMENT LOT 94, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.
CITY OF LA PINE PLANNING DIVISION FILE: 04PA-21
DATE: JANUARY, 2022

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT PACIFIC CASCADE FINANCIAL SERVICES LLC, OWNER OF THE LANDS DESCRIBED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS PLAT.

PAUL ZUELKE, REGISTERED AGENT
PACIFIC CASCADE FINANCIAL SERVICES LLC
DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ TO BE A FREE AND VOLUNTARY ACT AND DEED BY PAUL ZUELKE.

NOTARY SIGNATURE

NOTARY PUBLIC - _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

APPROVALS

DESCHUTES COUNTY SURVEYOR DATE _____

CITY OF LA PINE PLANNING DIRECTOR DATE _____

CITY OF LA PINE ENGINEER DATE _____

DESCHUTES COUNTY COMMISSIONER DATE _____

NOTE: SIGNATURE BY THE CITY OF LA PINE CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

I HEREBY CERTIFY TAXES ARE PAID AS OF THIS DATE.

DESCHUTES COUNTY TREASURER & TAX COLLECTOR DATE _____

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2021-2022 TAX ROLL WHICH BECAME A LIEN ON THIS PLAT DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

DESCHUTES COUNTY ASSESSOR DATE _____

SURVEYOR'S CERTIFICATE

I JASON L. SIMES, REGISTERED PROFESSIONAL LAND SURVEYOR 83256LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 94, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "OMAN PLS 702" AT THE SOUTHEAST CORNER OF SAID LOT 94; THENCE ALONG THE SOUTH LINE OF SAID LOT 94 NORTH 89°50'31" WEST 294.89 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 94; THENCE ALONG THE WEST LINE OF SAID LOT 94 NORTH 0°24'45" EAST 188.51 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 94; THENCE ALONG THE NORTH LINE OF SAID LOT 94 SOUTH 88°52'22" EAST 294.99 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 94; THENCE ALONG THE EAST LINE OF SAID LOT 94 SOUTH 0°28'15" WEST 183.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 54,861 SQUARE FEET, MORE OR LESS.

PLAT NOTES

1. PROPERTY SUBJECT TO CITY OF LA PINE PLANNING DIVISION FILE: 04PA-21.
2. PROPERTY SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES PER DEED BOOK 313, PAGE 1772, DESCHUTES COUNTY CLERK RECORDS, RECORDED 09/28/1993. EASEMENT NOW WITHIN THE RIGHT OF WAY OF EVANS WAY.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION A PORTION OF GOVERNMENT LOT 94 ACCORDING TO MY CLIENT'S INSTRUCTIONS AND ACCORDING TO CITY OF LA PINE PLANNING DIVISION FILE: 04PA-21.

THE SUBJECT PROPERTY IS LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.

THE PERIMETER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS ALONG THE PERIMETER OF ADJUSTED LOT 94 PER CS 11788, RECORDS OF THE DESCHUTES COUNTY SURVEYOR'S OFFICE. THE PROPERTY WAS THEN PARTITIONED AS SHOWN PER MY CLIENT'S DIRECTION AND IN ACCORDANCE WITH THE CITY OF LA PINE PLANNING DIVISION FILE: 04PA-21.

THE BASIS OF BEARING IS SOUTH 88°52'22" EAST, AS SHOWN, BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF THE SUBJECT PROPERTY AND THE SOUTH RIGHT OF WAY LINE OF FINLEY BUTTE ROAD.

WATER RIGHTS STATEMENT

THERE ARE NO WATER RIGHTS APPURTENANT TO THESE LANDS.

SHEET INDEX

1. DECLARATION, ACKNOWLEDGEMENT, APPROVALS, SURVEYOR'S CERTIFICATE, PLAT NOTES, NARRATIVE, WATER RIGHTS STATEMENT, SHEET INDEX.
2. BOUNDARY, LEGEND.

REVIEW COPY
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Simes
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/22

H.A. McCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR:

PACIFIC CASCADE FINANCIAL
SERVICES LLC
351 CHRISTAL LANE
WASHOUGAL, WA 98761

PARTITION PLAT

GOVERNMENT LOT 94, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.
CITY OF LA PINE PLANNING DIVISION FILE: 04PA-21
DATE: JANUARY, 2022

FINLEY BUTTE ROAD

9' RIGHT OF WAY DEDICATION

BASIS OF BEARINGS
(S88° 52' 22"E 294.99')¹
S88° 52' 22"E 294.99'

TOTAL DEDICATED RIGHT OF WAY: 3,006 SF

5/8" IRON ROD PER ()¹, CAP MISSING

5/8" IRON ROD PER ()¹, CAP MISSING

9.00'

98.35'

S88° 52' 22"E 292.96'
98.31'

96.31'

(N0° 24' 45"E 188.51')¹
N0° 24' 45"E 188.51'
179.51'

GOV. LOT 95

PARCEL 1
17,567 SF

N0° 25' 50"E 177.95'

PARCEL 2
17,400 SF

N0° 25' 50"E 176.18'

PARCEL 3
16,887 SF

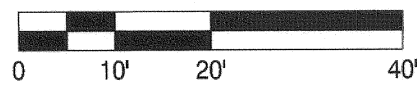
(S0° 26' 15"W 183.52')
(N0° 25' 50"E 183.54')¹
174.55'

EVANS WAY

2' RIGHT OF WAY DEDICATION

30'

SCALE: 1" = 20'
FOR 18"x24" SHEETS



5/8" IRON ROD PER ()¹, CAP MISSING

98.29'

20' ACCESS AND UTILITY EASEMENT

N89° 50' 31"W 294.89'
(S89° 50' 31"E 294.89')¹

96.30'

2.00'

INITIAL POINT

5/8" IRON ROD WITH YPC MARKED "OMAN PLS 702" PER ()¹

GOV. LOT 96

GOV. LOT 97

LEGEND

- FOUND MONUMENT AS NOTED, HELD.
- SET 5/8" X 24" IRON ROD WITH A YPC MARKED "H.A. MCCOY ENGR".
- ()¹ RECORD INFORMATION PER COLLECTIVE BOUNDARY SURVEYS, FILED AS CS 11788, 03/30/1994, OMAN.
- YPC YELLOW PLASTIC CAP
- CS COUNTY SURVEY NUMBER, DESCHUTES COUNTY SURVEY RECORDS
- SF SQUARE FEET

REVIEW COPY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS

EXPIRES 6/30/22

H.A. M'COY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PREPARED FOR:

PACIFIC CASCADE FINANCIAL
SERVICES LLC
351 CHRISTAL LANE
WASHOUGAL, WA 98761



Community Development Department
 PO Box 2460 16345 Sixth Street
 La Pine, Oregon 97739
 Phone: (541) 536-1432 Fax: (541) 536-1462
 Email: info@lapineoregon.gov

Final Plat Review Application

Fee \$ 500.00

File Number # 04PA-21

Number of Lots 3

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant Name Pacific Cascade Financial Services LLC Phone _____ Fax _____

Address 351 Christal Lane City Washougal State WA Zip Code 98761

Email _____

Property Owner same as applicant Phone _____ Fax _____

Address _____ City _____ State _____ Zip Code _____

Email _____

Engineer/Surveyor Jason L. Simes Phone 541-923-7554 Fax _____

Address 1180 SW Lake Road, Suite 201 City Redmond State OR Zip Code 97756

Email jason@ham-engr.com

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) _____

16545 Finley Butte Rd

Legal Description T-22 R-10 Section 14 Tax Lot(s) 221014BC00300

Present Zoning LPR Total Land Area 54861 (Sq Ft.) 1.26 (Acres)

Present Land Use Vacant



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

PROJECT DESCRIPTION

Subdivision or Partition Approval No. _____ Phase _____
 Subdivision Name _____ Number of lots 3

FOR OFFICE USE ONLY

Date Received: _____
 Rec'd By: _____
 Date Routed: _____
 Date of Notice: _____
 Fee Paid: _____
 Receipt #: _____

Routing:

Engineering _____
 Public Works _____
 City Manager _____
 Planning _____
 Other _____

Final Plat Application and Approval

- Signatures Required. The final plat must be signed by the entities required by the City.
- Recording the Final Plat. Following City approval of the final plat, the subdivision shall be recorded by the **applicant** within two (2) year unless an extension request is filed by the applicant and approved by the Community Development Director. If it is a phased subdivision the first phase shall be recorded within one year. Phased developments can be processed and recorded over a 5 year period of time or as approved by the hearings body. Platting may not occur until required public improvements have been completed, inspected and accepted, or bonded and a Land Division Agreement recorded.
- Building permits. Building permits can only be issued after the plat is recorded and improvements have been completed, inspected and accepted. Public Works issues the final letter of completion when construction of all public improvements is accepted.

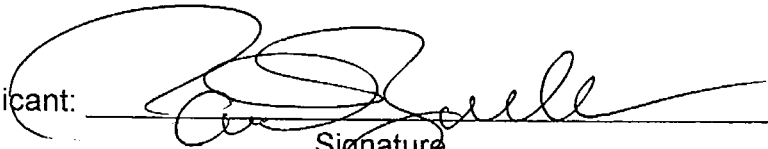


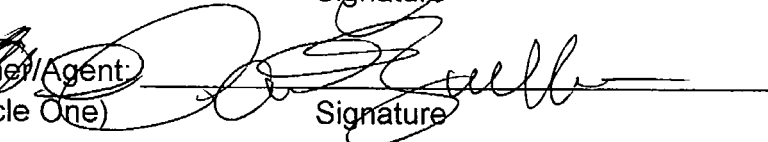
Community Development Department
 PO Box 2460 16345 Sixth Street
 La Pine, Oregon 97739
 Phone: (541) 536-1432 Fax: (541) 536-1462
 Email: info@lapineoregon.gov

- Occupancy permit. Occupancy permits can only be issued after any required Public Improvements have been accepted by Public Works.

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined above, and that he/she understands that omission of any listed item may cause delay in processing this application.

I (We) the undersigned acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

Applicant:  Date: 1-18-22
 Signature

Owner/Agent:  Date: 1-18-22
 (Circle One) Signature

If you are the authorized agent, please attach the letter of authorization signed by the owner.

NOTE: This may not be a complete list of land use requirements. Dependent on the specifics of the proposal, additional information may be required after further review.

Provide a digital copy and 2 copies of the recorded plat to the City



CITY OF LA PINE TYPE I ADMINISTRATIVE DECISION

The City of La Pine has **approved** the following land use application:

FILE NUMBER: 01FPR-22

**APPLICANT/
OWNER:** Pacific Cascade Financial Services LLC
351 Christal Lane
Washougal, WA 98761

ENGINEER: Jason Simes
1180 SW Lake Road, Suite 100
Redmond, OR 97756

LOCATION: The subject property is located at 16545 Finley Butte Road. It is identified as Tax Lot 300 on Deschutes County Tax Assessor’s Map 22-10-14CA.

REQUEST: Type I Final Plat Review for a 3-parcel Partition in the Commercial Residential Mixed-Use Zone.

STAFF REVIWER: Alexa Repko, Principal Planner: 541-668-1135.

APPLICATION ACCEPTANCE DATE: This application was received on January 18, 2022 and deemed complete on January 26, 2022 when all required infrastructure and inspections were approved.



APPLICABLE CRITERIA:

Code of Ordinances City of La Pine Oregon: Part II - Code of Ordinances

Chapter 12 - Public Improvements: Article II. Public Works Improvements
Division 3. Development Standards and Specifications

Sec. 12-80. - Final plat.

(a) A final subdivision or partition plat showing complete information shall be submitted to the city planner for routing. Prior to plat signature by the public works manager, the following conditions must be met:

- (1) The county surveyor has signed the plat;
- (2) Required improvements to public facilities have been constructed, accepted, bonded, or guaranteed per the development code and any associated land use approval;
- (3) Cash contributions for public improvements in lieu of construction have been paid;
- (4) Warranty agreement and warranty bond have been provided for completed public improvements;
- (5) Documentation has been submitted to verify the abandonment of any private water and sewer systems per county and/or state requirements;
- (6) Certification has been provided of all earth fill areas located outside of public right-of-way/easement by a licensed professional engineer;
- (7) Public or city easements dedicated on the plat are consistent with current city easement agreement template provisions;
- (8) All related public or city easements conveyed separate from the plat have been signed and recorded;
- (9) All other conditions of land use approval that relate to public works or city engineers have been met; and
- (10) Any fees or assessments associated with the plat and required by the land use process, reimbursement/improvement districts, or cost sharing agreements have been paid.

FINDING: The final plat has been signed by a surveyor. Improvements to public facilities have been completed or guaranteed by a performance bond. Conditions of land use approval have been met and associated fees have been paid. The criteria are satisfied.

(b) The final plat (or easements and/or right-of-way dedication in lieu of) shall be recorded upon completion and city acceptance of any associated required public improvements where, in the determination of the city engineer, said final plat left unrecorded may adversely impact existing and/or active public infrastructure or traveled way or constructed city master plan public facility.

FINDING: The Applicant shall record the final plat with the submittal of this decision. The final plat includes dedication of public right of way and easements necessary. These criteria have been met.

(Ord. No. 2016-09, exh. B (04.7.00), 9-14-2016)

City of La Pine Development Code

Part III City of La Pine Development Code: Article 9 Land Divisions
Chapter 15.410 Land Partitions

Sec. 15.410.050. - Final map requirements.

Within two years of the approval of a partition, the partitioner shall have prepared and submitted to the city planning official a final partition map prepared by a licensed surveyor and any other materials or documents required by the approval.

A. The final map shall provide a certificate for approval of the subject partition by the planning official. The final map shall also contain a certificate for execution by the county tax collector and a certificate for execution by the county assessor. The final map shall first be submitted to and approved by the county surveyor prior to obtaining the required signatures.

FINDING: This decision acts as a certificate of approval for the subject partition by the Planning Official. The Applicant shall receive certificates for execution by the County Tax Collector and the County Assessor. These criteria will be met.

- B. Upon approval, the petitioner shall file the original map with the county clerk, the true and exact copy with the county surveyor and copies of the recorded plat and a computer file of the plat with the city recorder, city planning official, or county surveyor. The county surveyor may request an additional number of copies required at the time of final plat review if deemed appropriate.

FINDING: The Applicant shall file the original map with the above listed parties. This criterion will be met.

- C. A final partition map prepared for this purpose shall comply with the recording requirements applicable to a final plat for a subdivision.

FINDING: The Applicant shall record this final plat according to applicable requirements. This criterion will be met.

Conditions of Approval Planning File 04PA-21 Finley Butte

- 1. Approval is based on the materials submitted by the applicant. Where specific improvements have been proposed and approved as submitted, the construction of those improvements shall be a condition of approval, even if not expressly listed herein, unless modified by an express Condition of Approval. Any substantial alteration to the approved minor partition, beyond those that may be required to comply with the conditions of this approval, will require a new application.

FINDING: Approval of final plat is based on the materials submitted by the Applicant.

- 2. Final plat application shall be submitted to the City of La Pine and final plat map shall be in conformance with City ordinance.

FINDING: A final plat application was submitted to the City in conformance with these standards. Condition has been met.

- 3. The Applicant shall apply for and receive building permits from Deschutes County prior to construction of any building improvements subject to permit review. The Applicant shall also receive certificates of occupancy from the Deschutes County Building Department. The Deschutes County Building Safety Divisions code mandates that Access, Egress, Setbacks, Fire & Life Safety, Fire Fighting Water Supplies, etc. must be specifically addressed during the appropriate plan review process with regard to any proposed structures and occupancies. Accordingly, all Building Code required items will be addressed, when a specific structure, occupancy, and type of construction is proposed and submitted for plan review.

FINDING: Prior to building the Applicant shall obtain building permits from Deschutes County per these standards.

- 4. If any grading, cutting, or filling in excess of the standards of 15.92.10(F), Applicant shall submit grading plans to the City for review and approval prior to construction or final platting.

FINDING: Any grading, cutting, or filling shall comply with these standards.

- 5. Upon land use approval and/or building permit application, construction plans that include all proposed and/or required public improvements, private water/sewer lines, site grading/drainage and utilities shall be submitted to the City for review and approval, prior to construction.

FINDING: The Applicant is not proposing any development at this time. Any future construction plans shall be submitted to the City per these standards.

6. Within two (2) years of approval of the partition, the partitioner shall have prepared and submitted to the City Planning Official or other duly designated City representative a final partition map prepared by a licensed surveyor and any other materials or documents required by the approval.

FINDING: The Applicant submitted a final partition map per these standards.

7. The final map shall provide a certificate for approval of the subject partition by the Planning Official or other duly designated City representative. The final map shall also contain a certificate for execution by the County Tax Collector and a certificate for execution by the County Assessor. The final map shall first be submitted to and approved by the County Surveyor prior to obtaining the required signatures.

FINDING: The final map complies with these standards.

8. Upon approval, the partitioner shall file the original map with the County Clerk, the true and exact copy with the County Surveyor and copies of the recorded plat and a computer file of the plat with the City Recorder, City Planning Official, or County Surveyor. The County Surveyor may request an additional number of copies required at the time of final plat review if deemed appropriate.

FINDING: The Applicant shall file the original map per these standards.

9. Prior to filing the final plat, copies of these documents shall be submitted to the City of La Pine City Engineer and Public Works Department for review.

FINDING: Documents have been submitted to the City.

10. In addition to the procedures required for City approval of a final map for a partitioning, other required processing procedures are set forth in Chapters 15.414 and 15.418.

FINDING: The Applicant has followed all applicable procedures for a final plat.

11. An ongoing condition of approval requires that all utilities be installed underground, unless otherwise approved by the city.

FINDING: All utilities were installed underground per this standard.

12. The Applicant shall comply with the requirements of 15.94.010. All infrastructure construction plans shall be submitted to the City for review and approval prior to construction and/or final platting. All utilities shall be installed underground prior to the surfacing of streets.

FINDING: The Applicant is not proposing any construction at this time. Any future construction plans shall be submitted to the City per these standards.

13. As an ongoing condition of approval, clear vision areas shall be maintained at all times.

FINDING: Clear vision areas shall be maintained at all times.

14. Minimum access spacing in the TSP for arterials streets (Finley Butte) are for 300 foot spacing between access points, therefore driveway access shall be from Evans Way. The proposed single shared access point from Evans Way is acceptable.

FINDING: Driveway access will be from Evans Way.

15. Prior to final plat approval, developer shall construct 6-foot concrete separated sidewalk along the project frontage on Evans Way as depicted on the submitted site plan and in accordance with Oregon Standard Drawing RD721.

FINDING: A sidewalk will be constructed as detailed above. Condition has been met.

16. Prior to final plat approval, developer shall upgrade the concrete curb ramps at the corner of Evans Way and Finley Butte Road to meet current PROWAG standards. Curb ramp construction will require a permit from Deschutes County. Curb ramps shall be installed facing both easterly across Evans Way and northerly across Finley Butte Road.

FINDING: Curbing will be upgraded as detailed above. Condition has been met.

17. Prior to final plat approval, developer shall dedicate 9 feet of right of way on Finley Butte Road. The right of way may be dedicated on the final plat.

FINDING: Nine feet of right of way will be dedicated on Finley Butte Road.

18. Prior to final plat approval, developer shall dedicate 2 feet of right of way on Evans Way. The right of way may be dedicated on the final plat.

FINDING: Two feet of right of way will be dedicated on Evans Way.

19. Prior to final plat approval, developer shall reserve a shared access easement across proposed parcels 2 and 3 as for the benefit of parcels 1, 2, and 3 as depicted on the submitted tentative plat. The easement may be reserved on the final plat.

FINDING: A shared access easement has been reserved as detailed above. Condition has been met.

20. Prior to final plat approval, developer shall reserve a private utility easement across proposed parcels 2 and 3 as for the benefit of parcels 1, 2, and 3 as depicted on the submitted tentative plat. The easement may be reserved on the final plat.

FINDING: A private utility easement has been reserved as detailed above. Condition has been met.

21. Prior to final plat approval, developer shall install sewer service laterals to each of the three proposed parcels as depicted on the submitted tentative plat and in accordance with City of La Pine standards.

FINDING: Sewer services have been installed. Condition has been met.

22. Prior to final plat approval, developer shall install water services to each of the three proposed parcels as depicted on the submitted tentative plat and in accordance with City of La Pine standards.

FINDING: Water services have been installed. Condition has been met.

23. Prior to occupancy, developer shall construct a concrete driveway apron on Evans Way at the location of the shared access easement on the site plan in accordance with Oregon Standard Drawing RD740 Option H.

FINDING: A driveway apron will be constructed on Evans Way per these standards.

24. Prior to construction of required improvements, developer shall submit final site engineering drawings to the City of La Pine for review and approval. Final engineering drawings shall include all right of way improvements and shall include grading and drainage detail including calculations to support stormwater compliance with the Central Oregon Stormwater Manual.

FINDING: Final site engineering drawings have been submitted to the City including these requirements. Condition has been met.

25. Prior to building permit issuance, developer shall provide the City of La Pine a performance guarantee for the construction of all public right of way improvements in the amount of 120% of construction cost. The developer shall submit a cost estimate to the City of La Pine for approval prior to submitting the performance guarantee.

FINDING: A performance guarantee has been submitted to the City.

THIS DECISION BECOMES FINAL UPON APPROVAL OF CITY COUNCIL

Written by: 

Alexa Repko, Principal Planner

Date Mailed: May 5, 2022