


MEMO

To: Ashley Ivans, City of La Pine, Oregon

From: Troy Baker, P.E. 

Subject: Doe Lane Cost and Rough Proportionality: PA-25-0002 GEU Development

Date: August 7, 2025

cc: Brent Bybee, City of La Pine, Oregon (w/encl.)
Nick Tierney, City of La Pine, Oregon (w/encl.)
Geoff Wullschlager, City of La Pine, Oregon (w/encl.)

Per the City of La Pine, Oregon's request, Anderson Perry & Associates, Inc. has prepared an opinion of probable cost (see the attached Figure 1) of the Doe Lane street improvements for the GEU Development Partition, located on Lot 4, Block 3 of the Cagle Subdivision Plat No. 2. This memo also provides a basis for a rough proportionality decision.

Approximately 36 existing single-family dwellings are located on Doe Lane, creating 180 average daily trips (ADT). The ADT added to Doe Lane by the partition would be 15 for three single-family dwellings and 30 for three duplexes. The impact of the partition would be an increase of 8 to 17 percent in average daily traffic.

City of La Pine, Oregon, 2016 Standards and Specifications, Development Provisions, Section 03 "Public Facility Requirement," states: "To provide for orderly and efficient urban development and extension of public facilities, public streets, alleys and public utilities shall be extended along public right-of-way or City easements for the full length of all portions of property frontage being developed or as otherwise determined through the land use approval process..."

To comply with Section 03 above, the applicant, GEU Development, the width of a 29-foot section of pavement needs to be extended (3 inches of asphalt concrete on 8 inches of base rock with two 11-foot travel lanes and one 7-foot parking lane on the partition side) from the southern to the northern property line. The street improvement would include a six-foot sidewalk, drainage swale, and street trees on the partition side of the street.

The attached Figure 1 shows the opinion of probable cost, including administration, legal, engineering, and contingency costs for the City to construct these street improvements. This opinion of probable cost would be suitable for an in-lieu payment for the street improvements.

TB/tb

File No. 33-20-002 (w/encl.)

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CITY OF LA PINE, OREGON
DOE LANE STREET IMPROVEMENTS - GEU DEVELOPMENT PARTITION PA-25-0002
OPINION OF PROBABLE COST
(YEAR 2025 CURRENT MUNICIPAL AVERAGE COSTS)
August 7, 2025

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 4,750	All Req'd	\$ 4,750
2	Temporary Protection and Direction of Traffic/Project Safety/Quality Control	LS	4,000	All Req'd	4,000
3	3-inch Asphalt Concrete	TON	170	90	15,300
4	8-inch Aggregate Base	CY	85	45	3,825
5	Earthwork	CY	45	160	7,200
6	Drainage Swales	LF	5	165	825
7	Sidewalk, 6 feet wide	SF	15	990	14,850
8	Street Trees, 35-foot spacing	EA	350	5	1,750
Total Estimated Construction Cost					\$ 52,500
Administration, Legal, Engineering, and Contingencies @ 35%					18,300
TOTAL ESTIMATED PROJECT COST (2025)					\$ 70,800



CITY OF
LA PINE, OREGON
DOE LANE STREET IMPROVEMENTS
GEU DEVELOPMENT PARTITION PA-25-0002
OPINION OF PROBABLE COST

FIGURE
1