


MEMO

To: Ashley Ivans, City of La Pine, Oregon

From: Troy Baker, P.E. 

Subject: Elm Drive Cost and Rough Proportionality: PA-25-0004 Williams

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 Elm Drive street improvements for the William Partition, located on Lot 11, Block 3 of the Cagle Subdivision Plat No. 4. This memo also provides a basis for a rough proportionality decision.

Approximately ten existing single-family dwellings are located on Elm Drive, creating 50 average daily trips (ADT). The ADT added to Elm Drive 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 30 to 60 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, John 3:16 Properties, LLC, 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 this roadway. This opinion of probable cost would be suitable for an in-lieu payment for these street improvements.

TB/tb

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

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CITY OF LA PINE, OREGON
ELM DRIVE STREET IMPROVEMENTS - WILLIAMS PARTITION PA-25-0004
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	\$ 6,225	All Req'd	\$ 6,225
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	120	20,400
4	8-inch Aggregate Base	CY	85	60	5,100
5	Earthwork	CY	45	215	9,675
6	Drainage Swales	LF	5	220	1,100
7	Sidewalk, 6 feet wide	SF	15	1,320	19,800
8	Street Trees, 35-foot spacing	EA	350	6	2,100
Total Estimated Construction Cost					\$ 68,400
Administration, Legal, Engineering, and Contingencies @ 35%					23,900
TOTAL ESTIMATED PROJECT COST (2025)					\$ 92,300



CITY OF
LA PINE, OREGON
 ELM DRIVE STREET IMPROVEMENTS
 WILLIAMS PARTITION PA-25-0004
OPINION OF PROBABLE COST

FIGURE
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