


MEMO

To: Ashley Ivans, City of La Pine, Oregon

From: Troy Baker, P.E. 

Subject: Pine Drive Cost and Rough Proportionality: PA-25-0001 Williams

Date: September 3, 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. (AP) has prepared an opinion of probable cost of the Pine Drive street improvements for the William Partition, located on Lot 16, Block 1 of the Cagle Subdivision Plat No. 1. This memo also provides a basis for a rough proportionality decision.

There are approximately 30 existing single-family dwellings on Pine Drive, creating 150 average daily trips (ADT). The ADT added to Pine Drive by the partition would be 15 trips for three single-family dwellings and 30 trips for three duplexes. The impact of the partition would be an increase of 10 to 20 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. Public facilities shall be extended from the point of connection 'to and through' to the far boundary of subject property. All public facility extensions and/or improvements shall conform to the City of La Pine Public Works Standards and Specifications, and all applicable Master Plans, Public Facility Plans, and System Plans..."

The Tentative Partition Plan shows a 7-foot dedication of right-of-way (ROW) for Pine Drive. A 68-foot ROW is shown for Burgess Road, an arterial street with a required ROW width of 78 feet. The applicant shall also dedicate an additional 5-feet of ROW to Burgess Road.

On Pine Drive, the applicant shall extend a width of 28 feet of paving (3 inches of asphalt concrete on 8 inches of base rock with two 11-foot travel lanes and two 3-foot paved shoulders) from the existing 28 feet width of paving near the intersection of Pine Drive and Burgess Road to the northern property line. The applicant shall also construct a 6-foot wide sidewalk and drainage swale with street trees spaced 35 feet apart, excluding the clear vision area at the intersection across the Pine Drive frontage.

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The attached Table 1 shows the opinion of probable cost including administration, legal, engineering, and contingency costs for the improvements by the City to Pine Drive.

TB/tb

Encl.

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

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CITY OF LA PINE, OREGON
OPINION OF PROBABLE COST
PINE DRIVE STREET IMPROVEMENTS - WILLIAMS PARTITION
(YEAR 2025 CURRENT MUNICIPAL AVERAGE COSTS)
SEPTEMBER 3, 2025

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
Pine Drive					
1	Mobilization/Demobilization	LS	\$ 5,025	All Req'd	\$ 5,025
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	70	11,900
4	8-inch Aggregate Base	CY	85	35	2,975
5	Earthwork	CY	45	120	5,400
6	Drainage Swales	LF	5	130	650
7	Street Trees	EA	350	3	1,050
8	Sidewalk, 6 feet wide	SF	15	1,000	15,000
Total Estimated Construction Cost					\$ 46,000
Administration, Legal, Engineering, and Contingencies @ 35%					16,100
TOTAL ESTIMATED PROJECT COST (2025)					\$ 62,100



CITY OF
LA PINE, OREGON
PINE DRIVE STREET IMPROVEMENTS -
WILLIAMS PARTITION
OPINION OF PROBABLE COST

TABLE
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