



Home of the Tualatin River National Wildlife Refuge

## Public Works Directors Report

City of Sherwood  
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February 18, 2008

### Public Works Directors Report for Area 59 Reimbursement District

**Mayor**  
Keith Mays

**Councilors**  
Dave Grant  
Dave Heironimus  
Linda Henderson  
Dan King  
Dave Luman  
Lee Weislogel

**City Manager**  
Ross Schultz

This report has been created to fulfill the City of Sherwood's requirement for a Public Works Directors Report for the Reimbursement District application submitted by the Sherwood School District. The School District submitted a Reimbursement District Report with their application and the latest version of that report is dated January 15, 2008. There are a few minor differences in this Public Works Directors report which are not reflected in the School District report due to better information that has come forth during the review of the School District Report.

This report has been created by the Engineering Department and the Community Development Director. When the Municipal Code section for Reimbursement Districts was adopted the review of Private Development projects was under the Public Works Department. Subsequent changes to the structure of the City placed that review and approval in the Community Development Department. However the Code is clear that this is a Public Works Directors report and therefore it is being signed and approved by both the Public Works Director and the Community Development Director.

Reimbursement District creation is allowed by Sherwood Municipal Code section 13.24. This code section outlines the requirements of the application and the process for approval of a district if it is warranted.

The following items A-G must be addressed in this Report and the required information is provided below.

*A. Whether the developer will finance, or has financed some or all of the cost of the public improvement, thereby making service available to property, other than that owned by the developer.*

**Response:** The Sherwood School District will finance many public improvements that have been approved and are currently under construction. These public improvements extend sanitary, water, storm to properties under separate ownership from the School District that are currently not served by public improvements. While all of the

**Sherwood**  
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properties in this area are connected to public county streets the School District is also building street improvements to Copper Terrace that can be utilized in the future for properties adjacent to this new public facility. The public utilities that are being extended are all being sized to accommodate future development up to the levels shown in the comprehensive plan for Area 59.

*B. The boundary and size of the reimbursement district.*

**Response:** The size and boundary of the reimbursement district are shown in Appendix A: Figure PWR-1 The total area included is 2,314,944 sf or 53.14 acres.

*C. The actual or estimated cost of the public improvement serving the area of the proposed reimbursement district and the portion of the cost for which the developer should be reimbursed for each public improvement.*

**Response:** All costs for this reimbursement district are estimated based on bid costs for the improvements from the School District and their contractor System Development Charge Credits already approved have been taken out of the costs shown below.

**Table PWR-1 Proportion of Costs by Public Improvement**

Public Improvement	Reimbursement District Cost	Portion of Costs for Developer (School District) reimbursement	Percentage of Developer Cost of Total Reimbursement District Cost
Street	\$2,186,296	\$670,932	30.69%
Sanitary	\$684,271	\$508,986	74.38%
Storm	\$530,728	\$318,219	59.96%
Water	\$335,290	\$234,241	69.86%
<b>Total</b>	<b>\$3,736,585</b>	<b>\$1,732,378</b>	<b>46.36%</b>

*D. A methodology for spreading the cost among the properties within the reimbursement district and, where appropriate, defining a "unit" for applying the reimbursement fee to property which may, with city approval, be partitioned, subdivided, altered or modified at some future date. City may use any methodology for apportioning costs on properties specially benefited that is just and reasonable.*

**Response:** The methodology for spreading the costs among the property owners shall be decided by the City. While the application made a recommendation for a methodology in the report submitted; the final methodology is up to the City.

For sanitary, storm and water the application suggested using an equal split between area served by the public improvement and the frontage of the improvement along the properties within the boundaries of each public improvement. For streets the application suggests using property frontage for the methodology. The City has looked at other reimbursement districts and

the area and frontage methods are the most commonly used. Using the area methodology evenly distributes the costs over the entire area regardless of the proximity to the constructed utility. Using the frontage methodology distributes the costs only based on the length of property that is adjacent to the utility. Using either the area or frontage methodologies independently can give disproportionate benefits to one property or another. Therefore the City believes the best methodology is to combine the two methods with equal weight for the area and frontage for the public improvements except for streets. For streets it is difficult to determine the area served and the City believes the best methodology is to use the frontage of the street.

Units for this district shall be based upon Square Footage (sf). The reason this unit has been chosen is because the future development of this area will happen over many years and is unknown at this point. By using the smallest unit possible it will be easier to distribute the costs fairly in the future as development occurs.

The summary of total costs for each category of improvements by property owner is show below. These costs are based on the equal methodology of area and frontage for the utilities and frontage only for Copper Terrace. Detailed calculations are shown in the tables in Appendix A.

**Table PWR-2 Costs for improvements**

		Water	Sanitary	Storm	Copper Terrace	Total
1	<b>Sherwood School District</b>	\$101,049	\$175,286	\$212,509	\$1,515,364	\$2,004,206.77
2	<b>Rychlick</b>	\$0	\$27,663	\$0	\$0	\$27,663.03
3	<b>Edy, LLC</b>	\$27,312	\$61,593	\$47,315	\$0	\$136,220.29
4	<b>Mandel</b>	\$113,984	\$234,962	\$157,943	\$440,268	\$947,156.25
5	<b>Not Used</b>					
6	<b>Rasmussen</b>	\$32,869	\$68,125	\$63,046	\$0	\$164,039.44
7	<b>Alexander</b>	\$17,979	\$37,533	\$12,050	\$0	\$67,562.16
8	<b>Alexander 2</b>	\$7,939	\$15,461	\$14,460	\$0	\$37,860.17
9	<b>Tract (School Dist)</b>	\$9,115	\$19,456	\$0	\$230,664	\$259,236.04
10	<b>Schendel</b>	\$5,945	\$11,578	\$10,829	\$0	\$28,351.44
11	<b>Fillmore</b>	\$9,730	\$18,950	\$0	\$0	\$28,679.56
12	<b>Nelson</b>	\$9,369	\$13,664	\$12,576	\$0	\$35,609.92
<b>Total</b>						<b>\$3,736,585.10</b>

The combined service area for each property owner is shown below.

**Table PWR-3 Combines Service Boundary Areas**

ID	Owner	Combined Service Area (SF)
1	Sherwood School District	707,094
2	Rychlick	127,202
3	Edy, LLC	186,217
4	Mandel	641,005
5	Not Used	
6	Rasmussen	163,220
7	Alexander	73,555
8	Alexander 2	97,295
9	Tract (School Dist)	12,418
10	Schendel	72,859
11	Fillmore	119,248
12	Nelson	114,831
	<b>Total</b>	<b>2,314,944</b>

Based on the total cost information in Table PWR-2 and combined area information in PWR-3 the breakdown of reimbursement charges per unit is as follows:

**Table PWR-4 Reimbursement Cost per Unit**

ID	Owner	Total Cost	Units (SF)	Reimbursement Cost per Unit	Cost per Acre
1	Sherwood School District	\$2,004,206.77	707,094	<b>\$2.8344</b>	\$123,467.67
2	Rychlick	\$27,663.03	127,202	<b>\$0.2175</b>	\$9,473.14
3	Edy, LLC	\$136,220.29	186,217	<b>\$0.7315</b>	\$31,864.74
4	Mandel	\$947,156.25	641,005	<b>\$1.4776</b>	\$64,364.75
5	Not Used				
6	Rasmussen	\$164,039.44	163,220	<b>\$1.0050</b>	\$43,778.69
7	Alexander	\$67,562.16	73,555	<b>\$0.9185</b>	\$40,010.98
8	Alexander 2	\$37,860.17	97,295	<b>\$0.3891</b>	\$16,950.40
9	Tract (School Dist)	\$259,236.04	12,418	<b>\$20.8758</b>	\$909,351.11
10	Schendel	\$28,351.44	72,859	<b>\$0.3891</b>	\$16,950.40
11	Fillmore	\$28,679.56	119,248	<b>\$0.2405</b>	\$10,476.33
12	Nelson	\$35,609.92	114,831	<b>\$0.3101</b>	\$13,508.27

Note: Actual Unit Cost will be increased by interest rate identified in adopting resolution at time of development. Administrative cost of 1% will be added to the total payment required by the development.

*E. The amount to be charged by the city for an administration fee for the reimbursement agreement. The administration fee shall be fixed by the city council and will be included in the resolution approving and forming the reimbursement district. The administration fee may be a percentage of the total reimbursement fee expressed as an interest figure, or may be a flat fee per unit to be deducted from the total reimbursement fee.*

**Response:** The administration fee is proposed as 1% of the total fees to be reimbursed. This shall be divided by unit and paid at the time each unit is developed for monies to be reimbursed to the developer.

*F. Whether the public improvements will or have met city standards.*

**Response:** The public improvements will meet all city standards before being approved and placed into service.

*G. Whether it is fair and in the public interest to create a reimbursement district. (Ord. 01-1114 § 3)*

**Response:** Based on the information submitted the improvements proposed by the developer will greatly enhance the ability of the other properties within the reimbursement district to develop their properties in an efficient manner. If these improvements were not in place then it would put the burden on the other property owners to put the same public improvements in place. Therefore the public interest is served by allowing development to proceed in an orderly and efficient manner.

**Calculations:**

The areas and frontage lengths shown in Appendix A are required to be provided by the applicant. This information was provided in the report dated January 15, 2008 and has been reviewed by the City. The areas are different for each public improvement being provided and exclude areas that are not expected to receive service in the future. The frontage for each public improvement is based on the length of the improvement adjacent to each property owner. The City believes that they accurately reflect the areas and frontages that will benefit from this reimbursement district.

Cost information was provided by the School District and is based on bid information provided by the Contractor. The entire school project is based on a lump-sum bid so a detailed cost estimate for each utility is not available. The City used the costs provided by the School District and compared them to other Public Construction jobs on a unit basis. We found that the costs provided are well within the range expected for public utility construction.



Public Works Director

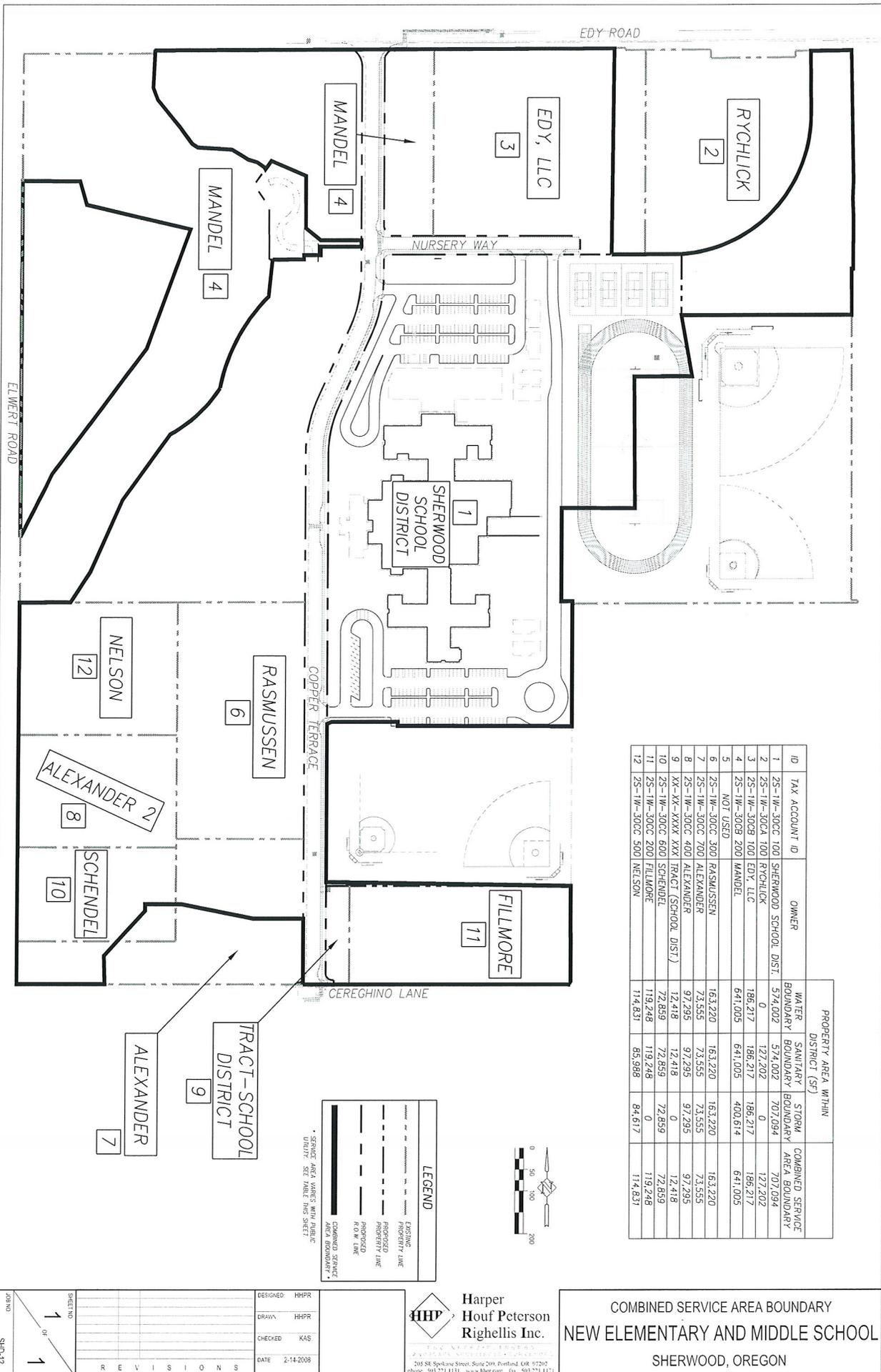
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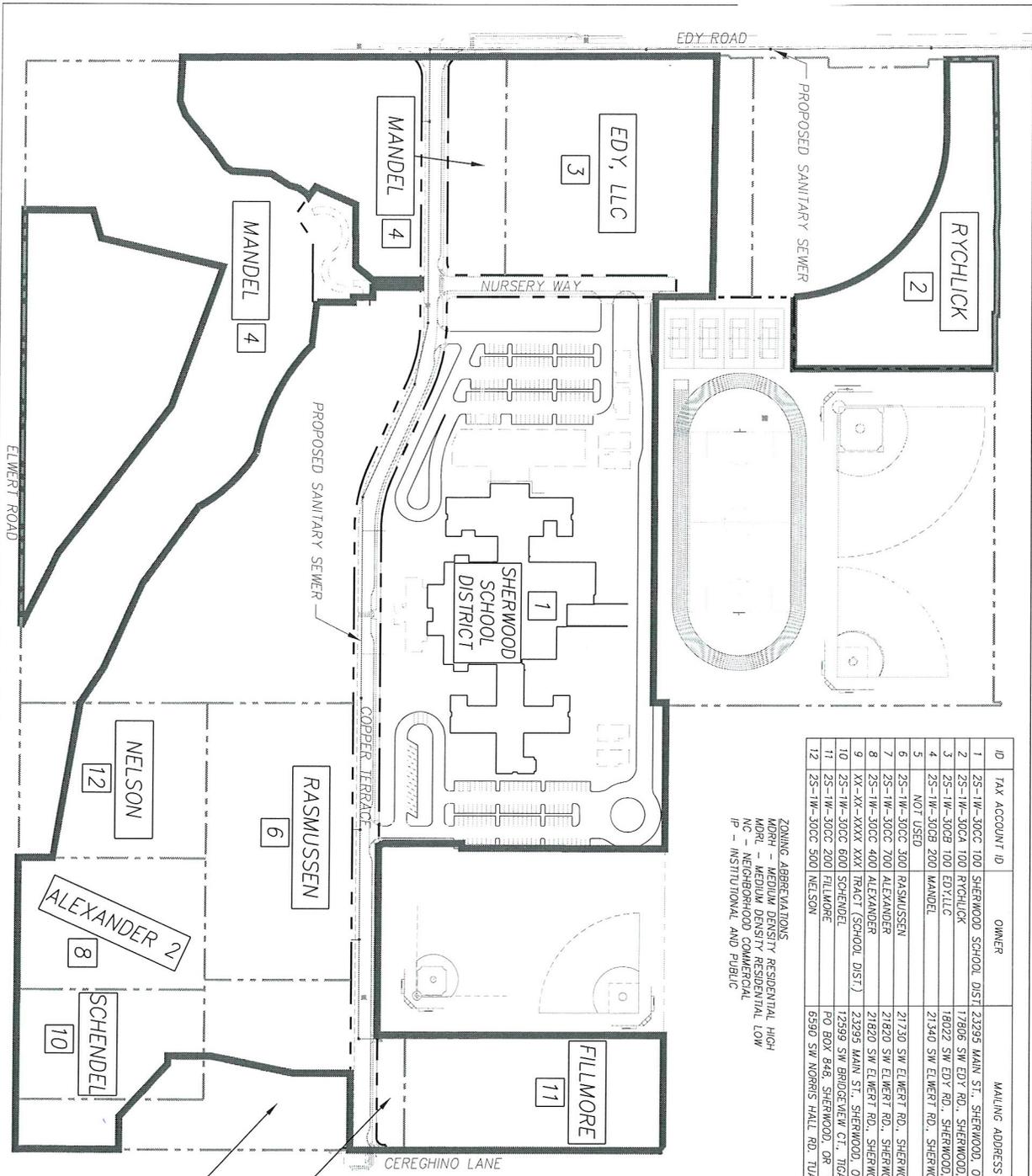
Community Development Director

Date: 2-18-2008

## Appendix A

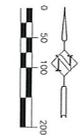
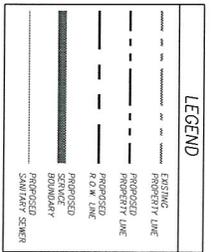






ZONING ABBREVIATIONS  
 MDRL - MEDIUM DENSITY RESIDENTIAL HIGH  
 MDRL - MEDIUM DENSITY RESIDENTIAL LOW  
 NC - NEIGHBORHOOD COMMERCIAL  
 IP - INSTITUTIONAL AND PUBLIC

ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)	SQUARE FOOTAGE (SF)
1	25-1W-30CC 100	SHERWOOD SCHOL. DIST	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	1108	574,002
2	25-1W-30CA 100	RYCHLICK	17806 SW EDY RD., SHERWOOD, OR 97140	MDRL	98	127,202
3	25-1W-30CB 100	EDY, LLC	18022 SW EDY RD., SHERWOOD, OR 97140	MDRL	421	186,217
4	25-1W-30CB 200	MANDEL	21340 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH/NC	1251	641,005
5	NOT USED					
6	25-1W-30CC 300	RASMUSSEN	21730 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH	555	163,220
7	25-1W-30CC 700	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	340	73,555
8	25-1W-30CC 400	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	0	97,295
9	XX-XX-XXXX XXX	TRACT (SCHOOL DIST)	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	230	12,418
10	25-1W-30CC 600	SCHENDEL	12599 SW BRIDGEVIEW CT., TIGARD, OR 97223	MDRL	0	72,859
11	25-1W-30CC 200	FILMORE	PO BOX 848, SHERWOOD, OR 97140	MDRL	0	119,248
12	25-1W-30CC 500	NELSON	6590 SW NORRIS HALL RD., TUALATIN, OR 97062	MDRH	0	85,988
				TOTAL	4301	2,153,009



DESIGNED	HHPR
DRAWN	HHPR
CHECKED	KAS
DATE	2-14-2008

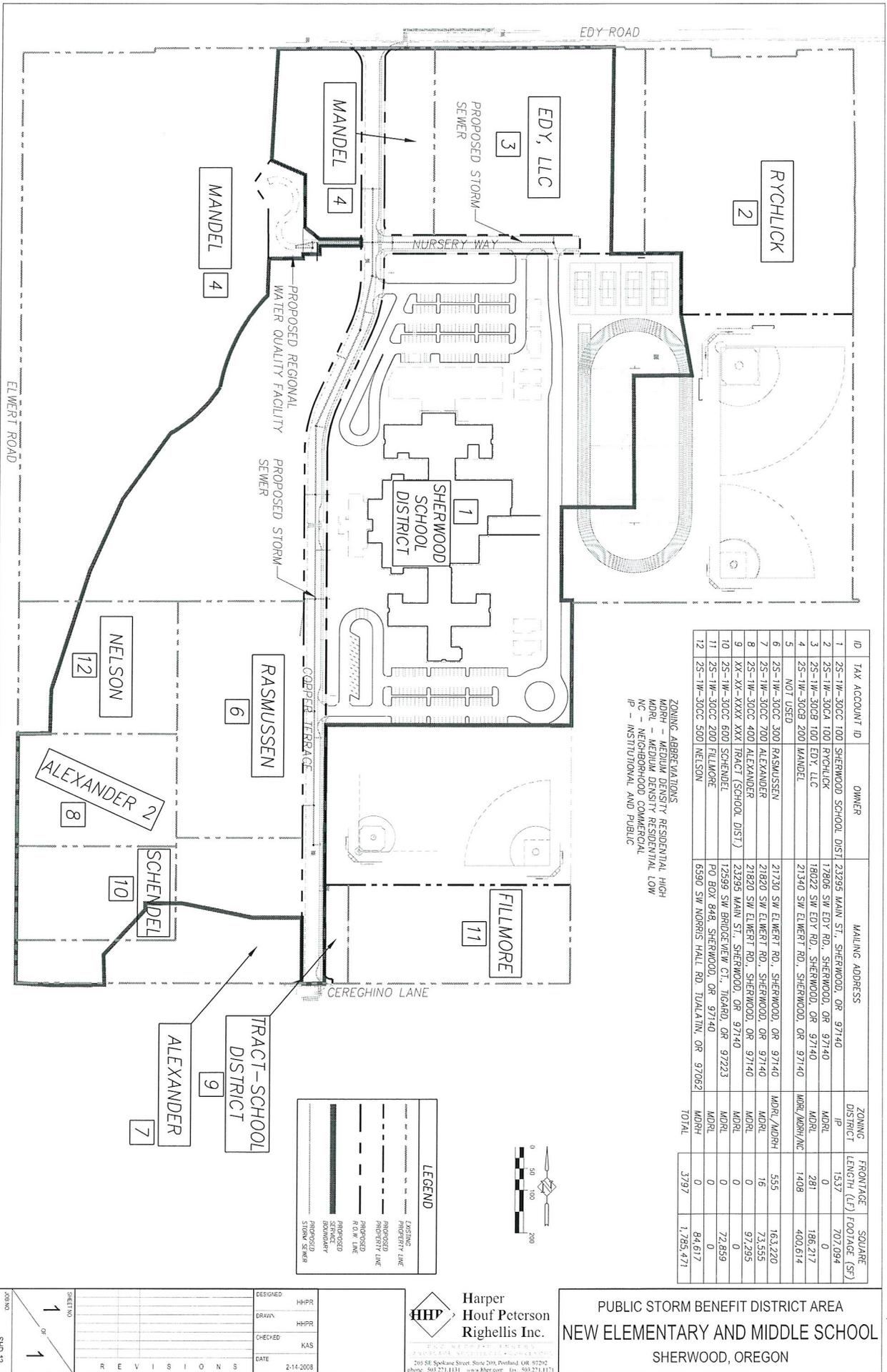
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**HHP** Harper Houf Peterson Righellis Inc.  
 201 SE Spokane Street, Suite 206, Portland, OR 97202  
 phone 503.221.1131 www.hhp.com fax 503.221.1171

PUBLIC SANITARY BENEFIT DISTRICT AREA  
 NEW ELEMENTARY AND MIDDLE SCHOOL  
 SHERWOOD, OREGON

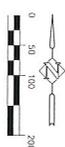


ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (FT)	SQUARE FOOTAGE (SF)
1	2S-1W-30CC 100	SHERWOOD SCHOOL DIST	23295 MAIN ST, SHERWOOD, OR 97140	MDR	1537	707,094
2	2S-1W-30CC 100	RYCHLICK	17808 SW EDY RD, SHERWOOD, OR 97140	MDR	0	0
3	2S-1W-30CC 100	EDY, LLC	18022 SW EDY RD, SHERWOOD, OR 97140	MDR	281	186,217
4	2S-1W-30CC 200	MANDEL	21340 SW ELWERT RD, SHERWOOD, OR 97140	MDR/MDR/NC	1408	400,614
5	NOT USED					
6	2S-1W-30CC 300	RASMUSSEN	21730 SW ELWERT RD, SHERWOOD, OR 97140	MDR/MDR/H	555	163,220
7	2S-1W-30CC 400	ALEXANDER	21820 SW ELWERT RD, SHERWOOD, OR 97140	MDR	16	23,555
8	XX-XX-XXXX XXX	TRACT (SCHOOL DIST)	23295 MAIN ST, SHERWOOD, OR 97140	MDR	0	97,295
9	2S-1W-30CC 600	SCHENDEL	12899 SW BRIDGEVIEW CT, 10640, OR 97223	MDR	0	72,859
10	2S-1W-30CC 200	FILLMORE	PO BOX 848, SHERWOOD, OR 97140	MDR	0	0
11	2S-1W-30CC 500	NELSON	6590 SW MORRIS HALL RD TUALATIN, OR 97062	MDR/H	0	84,617
12						
					3797	1,785,471

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**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. LINE
- PROPOSED SERVICE BOUNDARY
- PROPOSED STORM SEWER



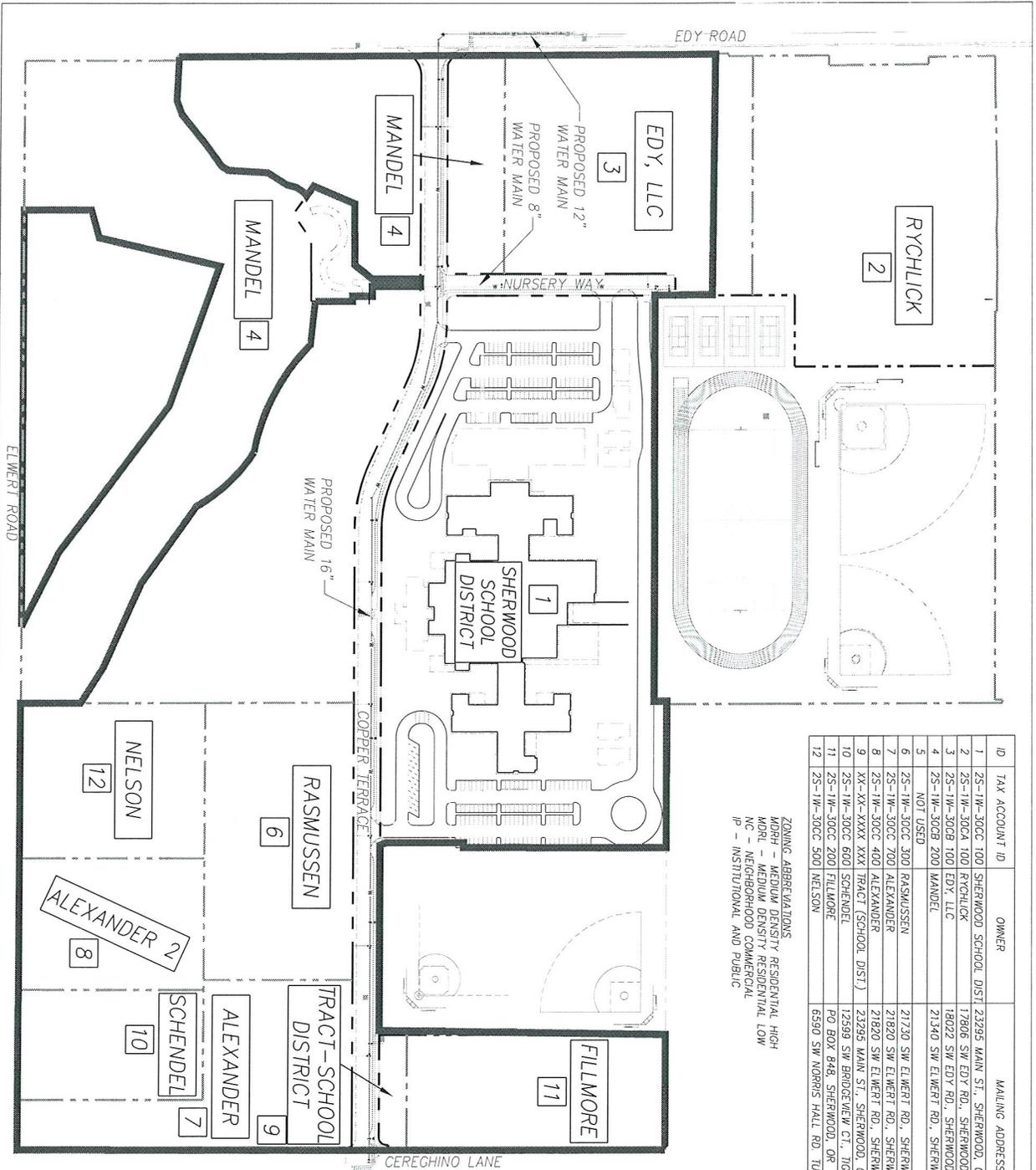
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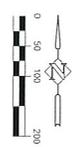
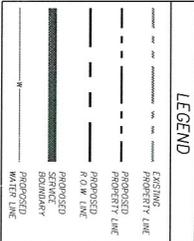
**HP** Harper Houf Peterson Righellis Inc.  
 210 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.271.1131 www.hhp.com fax: 503.271.1171

PUBLIC STORM BENEFIT DISTRICT AREA  
 NEW ELEMENTARY AND MIDDLE SCHOOL  
 SHERWOOD, OREGON



ID	TAX ACCOUNT ID	OWNER	MAPPING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)	SQUARE FOOTAGE (SF)
1	2S-1W-30CC 100	SHERWOOD SCHOOL DIST	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	0	0
2	2S-1W-30CA 100	RYCHLICK	17806 SW EDY RD., SHERWOOD, OR 97140	MDRL	1539	574,002
3	2S-1W-30CB 100	EDY, LLC	18022 SW EDY RD., SHERWOOD, OR 97140	MDRL	344	186,217
4	2S-1W-30CB 200	MANDEL	21340 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH/NC	1751	641,005
5	NOT USED					
6	2S-1W-30CC 300	RASMUSSEN	21720 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH	555	163,220
7	2S-1W-30CC 400	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	340	137,222
8	XX-XX-XXXX XXX	TRACT (SCHOOL DIST)	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	230	97,295
9	2S-1W-30CC 600	SCHENDEL	12599 SW BRIDGEVIEW CT., WOODBURY, OR 97223	MDRL	0	12,418
10	2S-1W-30CC 200	FILLMORE	PO BOX 848, SHERWOOD, OR 97140	MDRL	0	81,370
11	2S-1W-30CC 500	NELSON	6590 SW MORRIS HALL RD. TUALATIN, OR 97062	MDRH	0	119,248
12					0	114,831
TOTAL					4759	2,126,833

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 MDRL - MEDIUM DENSITY RESIDENTIAL HIGH  
 MDRL - MEDIUM DENSITY RESIDENTIAL LOW  
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 IP - INSTITUTIONAL AND PUBLIC



4759

DESIGNED	HHPR
DRAWN	HHPR
CHECKED	KAS
DATE	2-14-2008

REVISIONS	
NO.	DESCRIPTION
1	OR 1

**HP** Harper Houf Peterson Righellis Inc.  
 201 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.251.1111 www.hhp.com fax: 503.251.1171

PUBLIC WATER BENEFIT DISTRICT AREA  
 NEW ELEMENTARY AND MIDDLE SCHOOL  
 SHERWOOD, OREGON

**SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL  
PUBLIC WATER LINE  
REIMBURSEMENT DISTRICT COST ALLOCATION**

**WATER LINE COST SUMMARY**

Water Line Construction Cost: \$370,300.95  
 System Development Charges Creditable Amount: \$35,010.75  
 Reimbursement District Eligible Cost: **\$335,290.20**

**COST ALLOCATION METHODOLOGY**

50% of Cost Distributed by Frontage of Property **\$35.23** /LF (\$167,645.10 / 4759 LF)  
 50% of Cost Distributed by Service Area of Property **\$0.0816** /SF (\$167,645.10 / 2,054,650 SF)

**Estimated Water Line Construction Cost Breakdown**

Waterline Cost: \$344,466.00  
 Construction Inspection (City of Sherwood): \$17,223  
 Construction Engineering (HHPR): \$6,112  
 Construction Surveying (HHPR): \$2,500  
 Total Cost: **\$370,301**

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost (Frontage + Area)	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1539	\$35.23	\$54,214.29	574,002	\$0.0816	\$46,834.56	<b>\$101,049</b>	30.14%
2	2S-1W-30CA 100	Rychlick	0	\$35.23	\$0.00	0	\$0.0816	\$0.00		
3	2S-1W-30CB 100	Edy, LLC	344	\$35.23	\$12,118.07	186,217	\$0.0816	\$15,194.01	<b>\$27,312</b>	8.15%
4	2S-1W-30CB 200	Mandel	1751	\$35.23	\$61,682.41	641,005	\$0.0816	\$52,301.53	<b>\$113,984</b>	34.00%
5		Not Used								
6	2S-1W-30CC 300	Rasmussen	555	\$35.23	\$19,550.96	163,220	\$0.0816	\$13,317.61	<b>\$32,869</b>	9.80%
7	2S-1W-30CC 700	Alexander	340	\$35.23	\$11,977.17	73,555	\$0.0816	\$6,001.57	<b>\$17,979</b>	5.36%
8	2S-1W-30CC 400	Alexander 2	0	\$35.23	\$0.00	97,295	\$0.0816	\$7,938.59	<b>\$7,939</b>	2.37%
9		Tract (School Dist)	230	\$35.23	\$8,102.20	12,418	\$0.0816	\$1,013.22	<b>\$9,115</b>	2.72%
10	2S-1W-30CC 600	Schendel	0	\$35.23	\$0.00	72,859	\$0.0816	\$5,944.79	<b>\$5,945</b>	1.77%
11	2S-1W-30CC 200	Fillmore	0	\$35.23	\$0.00	119,248	\$0.0816	\$9,729.80	<b>\$9,730</b>	2.90%
12	2S-1W-30CC 500	Nelson	0	\$35.23	\$0.00	114,831	\$0.0816	\$9,369.41	<b>\$9,369</b>	2.79%
<b>Totals:</b>			<b>4759</b>	<b>\$35.23</b>	<b>\$167,645.10</b>	<b>2,054,650</b>	<b>\$0.0816</b>	<b>\$167,645.10</b>	<b>\$335,290.20</b>	<b>100.00%</b>

Approved System Development Credits: \$35,010.75

**SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL  
PUBLIC SANITARY SEWER LINE  
REIMBURSEMENT DISTRICT COST ALLOCATION**

SANITARY SEWER COST SUMMARY	
Sanitary Sewer Construction Cost:	\$812,606.48
System Development Charges Creditable Amount:	\$128,335.00
Reimbursement District Eligible Cost:	<b>\$684,271.48</b>

Estimated Sanitary Sewer Construction Cost Breakdown	
Sanitary Sewer Cost:	\$755,913
Construction Inspection (City of Sherwood):	\$22,256
Construction Engineering (HHPR):	\$29,937
Construction Surveying (HHPR):	\$4,500
<b>Total Cost:</b>	<b>\$812,606</b>

COST ALLOCATION METHODOLOGY	
50% of Cost Distributed by Frontage of Property	<b>\$76.01 /LF</b> (\$342,135.74 / 4501 LF)
50% of Cost Distributed by Service Area of Property	<b>\$0.1589 /SF</b> (\$342,135.74 / 2,153,009 SF)

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost (Frontage + Area)	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1106	\$76.01	\$84,070.68	574,002	\$0.1589	\$91,214.95	<b>\$175,285.62</b>	25.62%
2	2S-1W-30CA 100	Rychlick	98	\$76.01	\$7,449.30	127,202	\$0.1589	\$20,213.73	<b>\$27,663.03</b>	4.04%
3	2S-1W-30CB 100	Edy, LLC	421	\$76.01	\$32,001.59	186,217	\$0.1589	\$29,591.84	<b>\$61,593.42</b>	9.00%
4	2S-1W-30CB 200	Mandel	1751	\$76.01	\$133,099.24	641,005	\$0.1589	\$101,862.43	<b>\$234,961.66</b>	34.34%
5		Not Used								
6	2S-1W-30CC 300	Rasmussen	555	\$76.01	\$42,187.37	163,220	\$0.1589	\$25,937.37	<b>\$68,124.74</b>	9.96%
7	2S-1W-30CC 700	Alexander	340	\$76.01	\$25,844.51	73,555	\$0.1589	\$11,688.66	<b>\$37,533.17</b>	5.49%
8	2S-1W-30CC 400	Alexander 2	0	\$76.01	\$0.00	97,295	\$0.1589	\$15,461.20	<b>\$15,461.20</b>	2.26%
9		Tract (School Dist)	230	\$76.01	\$17,483.05	12,418	\$0.1589	\$1,973.35	<b>\$19,456.40</b>	2.84%
10	2S-1W-30CC 600	Schendel	0	\$76.01	\$0.00	72,859	\$0.1589	\$11,578.06	<b>\$11,578.06</b>	1.69%
11	2S-1W-30CC 200	Fillmore	0	\$76.01	\$0.00	119,248	\$0.1589	\$18,949.76	<b>\$18,949.76</b>	2.77%
12	2S-1W-30CC 500	Nelson	0	\$76.01	\$0.00	85,988	\$0.1589	\$13,664.40	<b>\$13,664.40</b>	2.00%
<b>Totals:</b>			<b>4501</b>	<b>\$76.01</b>	<b>\$342,135.74</b>	<b>2,153,009</b>	<b>\$0.1589</b>	<b>\$342,135.74</b>	<b>\$684,271.48</b>	100.00%

Approved System Development Credits:     \$128,335

**SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL  
PUBLIC STORM SEWER LINE & REGIONAL WATER QUALITY FACILITY  
REIMBURSEMENT DISTRICT COST ALLOCATION**

**STORM SEWER COST SUMMARY**

Storm Sewer Construction Cost: \$629,332.20  
System Development Charges Creditable Amount: \$98,604.41  
Reimbursement District Eligible Cost: **\$530,727.79**

**COST ALLOCATION METHODOLOGY**

50% of Cost Distributed by Frontage of Property **\$69.89** /LF (\$265,363.90 / 3797 LF)  
50% of Cost Distributed by Service Area of Property **\$0.1486** /SF (\$265,363.90 / 1,785,471 SF)

**Estimated Storm Sewer Construction Cost Breakdown**

Storm Sewer Cost: \$388,216.00  
Construction Inspection (City of Sherwood): \$19,410.80  
Construction Engineering (HHPR): \$6,105.40  
Construction Surveying (HHPR): \$3,600.00  
Property for Swale (0.53 acres) \$212,000.00  
Total Cost: **\$629,332.20**

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1537	\$69.89	\$107,417.52	707,094	\$0.1486	\$105,091.16	<b>\$212,508.68</b>	40.04%
2	2S-1W-30CA 100	Rychlick	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	<b>\$0.00</b>	0.00%
3	2S-1W-30CB 100	Edy, LLC	281	\$69.89	\$19,638.47	186,217	\$0.1486	\$27,676.32	<b>\$47,314.79</b>	8.92%
4	2S-1W-30CB 200	Mandel	1408	\$69.89	\$98,401.99	400,614	\$0.1486	\$59,540.87	<b>\$157,942.86</b>	29.76%
5	2S-1W-30CB 200	Not Used								
6	2S-1W-30CC 300	Rasmussen	555	\$69.89	\$38,787.72	163,220	\$0.1486	\$24,258.41	<b>\$63,046.13</b>	11.88%
7	2S-1W-30CC 700	Alexander	16	\$69.89	\$1,118.20	73,555	\$0.1486	\$10,932.04	<b>\$12,050.24</b>	2.27%
8	2S-1W-30CC 400	Alexander 2	0	\$69.89	\$0.00	97,295	\$0.1486	\$14,460.37	<b>\$14,460.37</b>	2.72%
9		Tract (School Dist)	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	<b>\$0.00</b>	0.00%
10	2S-1W-30CC 600	Schendel	0	\$69.89	\$0.00	72,859	\$0.1486	\$10,828.60	<b>\$10,828.60</b>	2.04%
11	2S-1W-30CC 200	Fillmore	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	<b>\$0.00</b>	0.00%
12	2S-1W-30CC 500	Nelson	0	\$69.89	\$0.00	84,617	\$0.1486	\$12,576.12	<b>\$12,576.12</b>	2.37%
<b>Totals:</b>			<b>3797</b>	<b>\$69.89</b>	<b>\$265,363.90</b>	<b>1,785,471</b>	<b>\$0.1486</b>	<b>\$265,363.90</b>	<b>\$530,727.79</b>	<b>100.00%</b>

Approved System Development Credits: \$98,604

**SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL  
PUBLIC ROAD IMPROVEMENTS (SW COPPER TERRACE)  
REIMBURSEMENT DISTRICT COST ALLOCATION**

SW COPPER TERRACE SUMMARY	
SW Copper Terrace Construction Cost:	\$2,186,296
System Development Charges Creditable Amount:	\$0
Reimbursement District Eligible Cost:	<b>\$2,186,296</b>

Estimated SW Copper Terrace Construction Cost Breakdown	
SW Copper Terrace Cost:	\$880,275
Construction Inspection (City of Sherwood):	\$36,014
Construction Engineering (HHPR):	\$20,807
Construction Surveying (HHPR):	\$9,200
Right of Way (2.7 Acres):	\$1,080,000
8' PUE (0.40 Acres):	\$160,000
<b>Total Cost:</b>	<b>\$2,186,296</b>

COST ALLOCATION METHODOLOGY	
Cost Distributed by Frontage Length of Property	<b>\$1,002.89 /LF</b> (\$2,186,295.63 / 2180 LF)

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1511	\$1,002.89	<b>\$1,515,363.62</b>	69.31%
2	2S-1W-30CA 100	Rychlick	0	\$1,002.89	<b>\$0.00</b>	0.00%
3	2S-1W-30CB 100	Edy, LLC	0	\$1,002.89	<b>\$0.00</b>	0.00%
4	2S-1W-30CB 200	Mandel	439	\$1,002.89	<b>\$440,267.79</b>	20.14%
5		Not Used				
6	2S-1W-30CC 300	Rasmussen	0	\$1,002.89	<b>\$0.00</b>	0.00%
7	2S-1W-30CC 700	Alexander	0	\$1,002.89	<b>\$0.00</b>	0.00%
8	2S-1W-30CC 400	Alexander 2	0	\$1,002.89	<b>\$0.00</b>	0.00%
9		Tract (School District)	230	\$1,002.89	<b>\$230,664.22</b>	10.55%
10	2S-1W-30CC 600	Schendel	0	\$1,002.89	<b>\$0.00</b>	0.00%
11	2S-1W-30CC 200	Fillmore	0	\$1,002.89	<b>\$0.00</b>	0.00%
12	2S-1W-30CC 500	Nelson	0	\$1,002.89	<b>\$0.00</b>	0.00%
<b>Totals:</b>			<b>2180</b>	<b>\$1,002.89</b>	<b>\$2,186,295.63</b>	100.00%