



April 22, 2022

Craig Sheldon, PE  
Public Works Operations Director  
City of Sherwood  
22560 SS Pine Street  
Sherwood, OR 97140  
[sheldonc@sherwoodoregon.gov](mailto:sheldonc@sherwoodoregon.gov)

**RE:     Public Improvement Reimbursement District Request  
          Brookman Trunk Sewer Extension  
          Sherwood, Oregon**

Mr. Sheldon:

Per our client's request, this letter and the attached documents are intended to consist of Brookman Development LLC's formal application and request for the City to establish the Brookman Trunk Sewer Extension Reimbursement District.

The information below and the attached exhibits and cost calculations are included for your reference.

**Type:** Trunk main extension for sanitary sewer service

**Size:** 8" diameter (portion of trunk sewer larger than 8" has been paid for with SDC credits or CWS reimbursement)

**Total Cost:** \$500,964.62

Detailed contractor costs for the requested portion of the Brookman sanitary sewer extension are included as attachments at the end of this letter request. Brookman Development LLC has financed the total cost of this improvement to date.

The costs included in the attachments are based on the invoiced and paid contract unit prices with Northwest Earthmovers, Inc. for the Middlebrook Subdivision.

**Reimbursement District Boundary:** See attached REIMB Exhibit for boundary information. The proposed boundary of the reimbursement district is limited to developable properties with direct access to the trunk main along the west side of Cedar Creek as shown. For tax lot 107, the portion of the property along the east side of Cedar Creek was excluded from the proposed district boundary.

**Area/Frontage Calculations:** The attached reimbursement district cost allocation spreadsheet printout outlines the cost breakdown for each property within the requested Brookman Trunk Reimbursement District. The proposed 70% area/30% frontage allocation cost breakdown for the district is based on a fair and balanced distribution that does not penalize individual properties for having too much frontage along the sanitary sewer trunk.

Undevelopable areas such as wetlands, waters (Cedar Creek), or vegetated corridor areas were excluded from the Developable areas along the east side of Cedar Creek as they will require extensions of the existing sanitary sewer stub from TL 11500.

If approved, please issue the reimbursed fees to:

Brookman Development, LLC  
Attn: Krista Sorter  
P.O. Pox 61426  
Vancouver, WA 98666

We appreciate your review this application and let me know if you have any questions or if we can provide any additional documents or Contractor invoice information. Thank you.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**



**Paul Sellke, PE, GE**

**Project Engineer**

P: 503.563.6151 Ext. 219 | [PaulS@aks-eng.com](mailto:PaulS@aks-eng.com)

Cc: Bob Galati, PE & Craig Christensen, PE (City of Sherwood)  
Joe Schiewe & Krista Sorter (Brookman Development, LLC)  
Waylon Knight (AKS Engineering)

AKS DRAWING FILE: SANITARY TRUNK BENEFIT DISTRICT AREA.DWG | LAYOUT: LAYOUT1



ID	TAXLOT ID	OWNER	ZONING DISTRICT	FRONTAGE LENGTH (LF)	PERCENT FRONTAGE (%)	SQUARE FOOTAGE (SF)	PERCENT SQUARE FOOTAGE (%)
1	3S-1-06 103,3S-1-06B 100,200	BROOKMAN DEVELOPMENT LLC	MDRL	0	0.00%	1,418,704	63.07%
2	3S-1-06 104	Riverside Homes LLC	MDRL	0	0.00%	300,189	13.34%
3	3S-1-06 101	Cnd-Cedar Creek LLC	MDRL	345	27.04%	119,832	5.33%
4	3S-1-06 100	Cnd-Cedar Creek LLC	MDRL	235	18.42%	337,013	14.98%
5	3S-1-06 107	Linda & Wayne Chronister	MDRL	696	54.55%	73,840	3.28%
TOTAL				1,276	100.00%	2,249,578	100.00%

AKS

AKS ENGINEERING & FORESTRY, LLC  
12865 SW HERMAN RD STE 100  
TUALATIN, OR 97062  
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F: 503.363.6152  
aks-eng.com

ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

MIDDLEBROOK  
SUBDIVISION

SHERWOOD  
TAX LOTS 103 AND 101 (ADJUSTED)

OREGON  
WASHINGTON COUNTY TAX MAP 3S 1 06/06B

PUBLIC SANITARY BENEFIT  
DISTRICT AREA

DESIGNED BY: DRS  
DRAWN BY: DRS  
MANAGED BY: PAS  
CHECKED BY: AHH  
DATE: 4/22/2022

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS

JOB NUMBER  
3591

EXHIBIT  
REIMB

**BROOKMAN TRUNK MAIN EXTENSION**  
**REIMBURSEMENT DISTRICT COST ALLOCATION**

4/22/2022

**SANITARY SEWER COST SUMMARY**

Sanitary Sewer Construction Cost: \$ 511,421.33  
 System Development Charges (SDC) Creditable Amount: \$ 10,456.71  
**Reimbursement District Eligible Cost: \$ 500,964.62**

**COST ALLOCATION METHODOLOGY**

30% of Cost Distributed by Frontage of Property: \$ 117.78 PER LF  
 70% of Cost Distributed by Service Area of Property: \$ 0.1559 PER SF

ID	Tax Lot #	Owner	Frontage Length (LF)	Unit Cost per LF	Total Frontage Costs	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost (30% Frontage + 70% Area)
1*	Middlebrook Subdivision	BROOKMAN DEVELOPMENT LLC	0	\$ 117.78	\$ -	1,418,704	\$ 0.1559	\$ 221,154.53	\$ 221,154.53
2	3S-1-06 104	Riverside Homes LLC	0	\$ 117.78	\$ -	300,189	\$ 0.1559	\$ 46,794.93	\$ 46,794.93
3	3S-1-06 101	Cnd-Cedar Creek LLC	345	\$ 117.78	\$ 40,634.67	119,832	\$ 0.1559	\$ 18,680.00	\$ 59,314.67
4	3S-1-06 100	Cnd-Cedar Creek LLC	235	\$ 117.78	\$ 27,678.69	337,013	\$ 0.1559	\$ 52,535.24	\$ 80,213.92
5	3S-1-06 107	Linda & Wayne Chronister	696	\$ 117.78	\$ 81,976.03	73,840	\$ 0.1559	\$ 11,510.54	\$ 93,486.57
<b>TOTAL</b>			<b>1,276</b>		<b>\$ 150,289.39</b>	<b>2,249,578</b>		<b>\$ 350,675.23</b>	<b>\$ 500,964.62</b>

\* Brookman Development, LLC is the reimbursement district applicant; therefore, reimbursement to Brookman Development LLC is not anticipated.

\*\*Landowners were paid by CWS for sewer line easement.

**BROOKMAN TRUNK MAIN EXTENSION**  
**Contractor Construction Costs**

**4/22/2022**

**Cost for 12" Sanitary Trunk Main**

ITEM					
No.	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL</b>					
1	Mobilization (Limited to 5% of Total Bid)	1	LS	\$16,509.00	\$ 16,509.00
2	Clearing and Grubbing	1	LS	\$10,820.20	\$ 10,820.20
3	Construction Access Grading/Road	1	LS	\$20,839.60	\$ 20,839.60
4	Access Grading Restoration	1	LS	\$22,592.50	\$ 22,592.50
5	Tree Removal	1	LS	\$68,037.20	\$ 68,037.20
<b>EROSION CONTROL</b>					
6	Orange Sediment Fence	1,750	LF	\$3.70	\$ 6,475.00
7	Straw Wattle (including Secondary BMP)	1,550	LF	\$3.30	\$ 5,115.00
8	Tree Protection Fence	1,350	LF	\$2.30	\$ 3,105.00
9	Slope Matting	11,880	SF	\$0.50	\$ 5,940.00
10	Vegetated Corridor Tree Plantings	235	EA	\$20.40	\$ 4,794.00
11	Vegetated Corridor Shrubs Plantings	2,012	EA	\$9.70	\$ 19,516.40
12	Vegetated Corridor Reseeding (Area within TCE & Util. Ease.)	40,238	SF	\$0.12	\$ 4,828.56
13	Disturbed Area Erosion Control Reseeding (Outside VC)	28,455	SF	\$0.13	\$ 3,699.15
14	Temporary Irrigation	1	LS	\$12,635.00	\$ 12,635.00
<b>TRENCH EXCAVATION AND BACKFILL</b>					
15	Trench Excavation and Class 'A' Backfill (<10-ft depth)	1,051	LF	\$56.40	\$ 59,276.40
16	Trench Excavation and Class 'A' Backfill (10-ft to 15-ft depth)	339	LF	\$163.30	\$ 55,358.70
17	Foundation Stabilization Rock	350	CY	\$92.50	\$ 32,375.00
18	Trench Dewatering	1	LS	\$6,856.60	\$ 6,856.60
<b>MANHOLES</b>					
19	48-inch Dia. STND Conc MH (<10-ft depth)	3	EA	\$4,516.60	\$ 13,549.80
20	48-inch Dia. STND Conc MH (10-ft to 15-ft depth)	5	EA	\$5,909.30	\$ 29,546.50
<b>PIPE AND FITTINGS</b>					
21	12" PVC Pipe	1,390	LF	\$15.90	\$ 22,101.00
22	Connect to Existing Pipe (New Manhole Over Pipe)	1	EA	\$1,849.10	\$ 1,849.10
23	Testing - Video, Mandrel, Vacuum etc.	1,578	LF	\$5.10	\$ 8,047.80

**Total Construction Costs      \$433,868**

24	Construction Inspection Fees - City of Sherwood (5% of Const. Costs)	\$ 21,693.38
25	Engineering Review Fees - City of Sherwood (4% of Const. Costs)	\$ 17,354.70
26	Engineering, Surveying & Const. Management Costs (7.5%)	\$ 32,540.06
27	Bond Premium Reimbursable Costs (1.375%)	\$ 5,965.68

**Total Other Costs      \$77,554**

**TOTAL      \$511,421**

**4/22/2022**

ITEM		12" MAIN SIZE UNIT	8" MAIN SIZE UNIT PRICE	COST DIFFERENCE	QTY.	UNIT	AMOUNT
	<b>PIPE AND FITTINGS</b>						
1	PVC Pipe, SDR 35	\$15.90	\$9.20	\$6.70	1,414	LF	\$ 9,473.80
				<b>Total Construction Costs</b>	<b>\$9,473.80</b>		
2	Construction Inspection Fees - City of Sherwood (5% of Const. Costs)						\$ 473.69
3	Engineering Review Fees - City of Sherwood (4% of Const. Costs)						\$ 378.95
4	Bond Premium Reimbursable Costs						\$ 130.26
				<b>Total Other Costs</b>	<b>\$982.91</b>		
<b>TOTAL</b>							<b>\$10,456.71</b>