



Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of 12/21/15

DATE: 12/4/15

FROM: Will Groves CDD Phone 541-388-6518

TITLE OF AGENDA ITEM:

Consideration and Signature of Document No. 2015-743, an Improvement Agreement between Deschutes County and Tetherow Glen 58 LLC for the roads and utilities in the the Cascade Vista Phase II subdivision granted approval under TP-14-1023.

PUBLIC HEARING ON THIS DATE? No.

BACKGROUND AND POLICY IMPLICATIONS:

Tetherow Glen 58 LLC is the owner of the Cascade Vista Phase II subdivision granted approval under TP-14-1023. The roads and utilities required under the approval have not been completed. Deschutes County Code (DCC) Section 17.24.120 provides that owner may, in lieu of completing roads and utilities, enter into an agreement with the County for the completion of the roads and utilities and provide a good and sufficient form of security, to provide for the completion of the roads and utilities required improvements. This Improvement Agreement will allow the owner to plat the Phase II lots, as proposed under Final Plat application No. 247-15-000621-FPA.

Tetherow Glen 58 LLC has proposed to provide a Cashier's check in the amount of Four Hundred and Two Thousand Two Hundred and Sixty Two Dollars and Eighty Cents (\$402,262.80), as the "Security" to provide for the completion of the roads and utilities required improvements. The amount of the Security represents one hundred and twenty percent (120%) of the estimated costs, as required under DCC 17.24.120. The estimated cost of construction has been reviewed by the County Road Department. Under this agreement, the required improvements must be completed not later than one (1) year from the recording of the subdivision final plat 247-15-000621-FPA.

FISCAL IMPLICATIONS:

None.

RECOMMENDATION & ACTION REQUESTED:

Motion: Approve signature of Document 2015-743.

ATTENDANCE: Will Groves, Legal

DISTRIBUTION OF DOCUMENTS:

CDD Staff.



Road Department

61150 SE 27th St. • Bend, Oregon 97702
(541) 388-6581 • FAX (541) 388-2719

DATE: 12/4/2015

TO: Will Groves, Senior Planner

FROM: George Kolb, County Engineer *GK*

RE: Tetherow Resort – Cascade Vista Phase 2; 247-15-000101-TP

CC: Keith Dagostino, D'Agostino Parker, LLC
David Doyle, County Legal Counsel

The Road Department has reviewed the cost estimate for the improvements required for Tetherow Resort – Cascade Vista Phase 2; 247-15-000101-TP. At this time the plans have not been reviewed and approved by the City of Bend concerning the water and sewer utility installation. I have reviewed the road design and it does meet County Standards. Attached is the cost estimate from the Engineer. Security in the amount of \$402,262.20 (120% of \$335,219) will be required.

Please give me a call if I can be of further assistance.

EXHIBIT B
Cascades Vista Phase 2
Infrastructure Bid Schedule / Cost Estimate
November 9, 2015

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ITEM NO.	DESCRIPTION	ESTIMATED QNTY.	UNIT PRICE	TOTAL
1.	CLEARING AND GRUBBING AND REMOVAL OF STRUCTURES INCLUDING OFFSITE DISPOSAL OF ALL MATERIALS	1.0 AC	\$5,000.00	\$5,000.00
2.	FURNISH AND APPLY CONSTRUCTION WATER.	1 LS	\$2,500.00	\$2,500.00
3.	ROADWAY UNCLASSIFIED EXCAVATION AND EMBANKMENT, UNL ^E OTHERWISE SPECIFIED IN THIS BID SCHEDULE. ESTIMATED QUANTITIES ARE IN-PLACE VOLUMES WITHOUT ADJUSTMENT FOR EXPANSION, SHRINKAGE, SUBEXCAVATION, OR SETTLEMENT. THE ESTIMATED QUANTITY ON ITEM 3. LINE WILL BE THE FINAL PAY QUANTITY, UNLESS A CHANGE ORDER IS EXECUTED FOR A CHANGE IN THE WORK SCOPE.	750 CY	\$35.00	\$26,250.00
4.	FURNISH MATERIALS AND CONSTRUCT 3/4" MINUS AGGREGATE BASE COURSE, 6" MINIMUM COMPACTED DEPTH FOR ROADS AND AC PATH.	2,050 SY ✓	\$7.65 ✓	\$15,682.50
5.	FURNISH MATERIALS AND CONSTRUCT 3" MINIMUM COMPACTED DEPTH CLASS C ASPHALT CONCRETE PAVEMENT FOR ROADS.	2,000 SY ✓	\$16.50 ✓	\$33,000.00
6.	FURNISH MATERIALS AND CONSTRUCT 3/4" MINUS AGGREGATE BASE COURSE, 2" MINIMUM COMPACTED DEPTH UNDER CONCRETE WALKS, CONC. RAMPS, & UTIL. PADS.	3,100 SF ✓	\$0.80	\$2,480.00
7.	FURNISH MATERIALS AND CONSTRUCT 4" THICK CONCRETE SURFACING FOR WALKS, HYDRANT AND UTILITY PADS, INCL. ALL RAMPS AND DETECTABLE WARNING STRIPS.	3,100 SF ✓	\$4.50	\$13,950.00
8.	FURNISH MATERIALS AND CONSTRUCT MOUNTABLE CONCRETE CURB.	1,200 SF	\$12.30	\$14,760.00
9.	FURNISH MATERIALS AND CONSTRUCT 12" STD. CONCRETE CURB	120 LF	\$12.30 ✓	\$1,476.00
10.	SAWCUT AC PAVEMENT.	230 LF	\$3.00	\$690.00
11.	FURNISH MATERIALS AND CONSTRUCT 2" MINIMUM COMPACTED DEPTH CLASS C ASPHALT CONCRETE PAVEMENT FOR PATHS.	50 SY	\$19.50 ✓	\$975.00
12.	FURNISH MATERIALS & CONSTRUCT STD. DOUBLE CATCH BASIN PER CITY OF BEND STD. DWG. R-14	✓ 2 EA	\$1,300.00 ✓	\$2,600.00
13.	FURNISH AND INSTALL 8" C 900 PVC STORM DRAIN, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL.	✓ 25 LF	\$34.00 ✓	\$850.00
14.	FURNISH AND INSTALL 12" ASTM D3034-SDR 35 PVC STORM DRAIN, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL.	✓ 20 LF	\$44.00 ✓	\$880.00
15.	FURNISH AND INSTALL 12" C 900 PVC STORM DRAIN, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL.	0 LF		\$0.00
16.	FURNISH & CONSTRUCT STORM SEDIMENTATION MANHOLE PER CITY OF BEND STD. DWG. STRM-7 WITH RING AND COVER PER CITY OF BEND STD. DWG. S-3A.	✓ 1 EA	\$2,800.00	\$2,800.00

EXHIBIT B
Cascades Vista Phase 2
Infrastructure Bid Schedule / Cost Estimate
November 9, 2015

ITEM NO.	DESCRIPTION	ESTIMATED QNTY.	UNIT PRICE	TOTAL
17.	FURNISH AND CONSTRUCT PRECAST DRAINAGE DRYWELL PER CITY OF BEND STD. DWG. R-12, WITH 75 CUBIC YARDS DRAIN ROCK, INCL. CONCRETE CAP, AND SLOTTED COVERS WHERE APPLICABLE.	✓ 1 EA	<u>\$8,500.00 ✓</u>	<u>\$8,500.00</u>
18.	DRAINAGE DRYWELL TESTING	1 LS	<u>\$3,200.00</u>	<u>\$3,200.00</u>
19.	FURNISH AND PLACE ROUNDED RIVER ROCK SURFACING	0 SF	<u> </u>	<u>\$0.00</u>
20.	FURNISH MATERIALS AND CONSTRUCT ROCK RETAINING WALL INCLUDING DRAIN, FABRIC, AND SELECT BACKFILL(PAY QUANTITY IS FACE AREA BASED ON H- HEIGHT PER DETAIL 5 ON SHEET C1.1, AND SPECIFIED PLAN ELEVATIONS)	0 SF	<u> </u>	<u>\$0.00</u>
21.	FURNISH, INSTALL AND MAINTAIN SILT FENCING PER CITY OF BEND STD. DWG. E-1.	1 LS	<u>\$500.00</u>	<u>\$500.00</u>
	GRADING, DRAINAGE, AND ROAD IMPS. SUBTOTAL			<u><u>\$136,093.50 ✓</u></u>
22.	POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION.	1 LS	<u>\$2,100.00</u>	<u>\$2,100.00</u>
23.	MODIFY EXISTING SEWER MANHOLE BASE.	0 LS	<u> </u>	<u>\$0.00</u>
24.	FURNISH MATERIALS AND CONSTRUCT SANITARY SEWER MANHOLE PER CITY STD. DWG. S-3B AND S-3A ON EX. SEWER MAIN	✓ 1 EA	<u>\$5,500.00 ✓</u>	<u>\$5,500.00</u>
25.	FURNISH MATERIALS AND CONSTRUCT SANITARY SEWER MANHOLE PER CITY STD. DWG. S-3B AND S-3A. VERTICAL HEIGHT 6 TO 8 FEET.	✓ 5 EA	<u>\$4,200.00 ✓</u>	<u>\$21,000.00</u>
26.	FURNISH & INSTALL 8" ASTM D3034-SDR 35 PVC SANITARY SEWER, PER CITY OF BEND SPECS. INCL. TRENCH EXCAVATION, BEDDING, AND BACKFILL, AT DEPTH OF 10 FEET OR GREATER.	0 LF	<u>\$75.00</u>	<u>\$0.00</u>
27.	FURNISH & INSTALL 8" ASTM D3034-SDR 35 PVC SANITARY SEWER, PER CITY OF BEND SPECS. INCL. TRENCH EXCAVATION, BEDDING, AND BACKFILL, AT DEPTH OF LESS THAN 10 FEET.	415 LF	<u>\$75.00 ✓</u>	<u>\$31,125.00</u>
28.	FURNISH & INSTALL 4" ASTM D3034-SDR 35 PVC SANITARY SEWER SERVICE PER CITY OF BEND SPECS. INCLUDING TRENCH EXCAVATION, BEDDING AND BACKFILL.	260 LF	<u>\$39.00 ✓</u>	<u>\$10,140.00</u>
29.	COMPLETE SANITARY SEWER TESTING OF ALL NEW SEWER PER CITY OF BEND SPECIFICATIONS.	1 LS	<u>\$1,600.00</u>	<u>\$1,600.00</u>
30.	TRENCH AND SURFACE RESTORATION IN EXISTING ROAD PER CITY OF BEND STD DWG. R-10 AND PLANS.	1 LS	<u>\$5,000.00</u>	<u>\$5,000.00</u>
	SANITARY SEWER SUBTOTAL			<u><u>\$76,465.00 ✓</u></u>
31.	FURNISH MATERIALS AND INSTALL 8" CLASS 52 DI WATER MAIN INCLUDING TRENCH EXCAVATION, BEDDING AND BACKFILL	580 LF	<u>\$68.00 ✓</u>	<u>\$39,440.00</u>
32.	FURNISH MATERIALS AND INSTALL 6" CLASS 52 DI WATER PIPE INCLUDING TRENCH EXCAVATION, BEDDING AND BACKFILL	15 LF	<u>\$68.00 ✓</u>	<u>\$1,020.00</u>
33.	FURNISH MATERIALS AND INSTALL 1" WATER SERVICE PER CITY OF BEND STD. DWG. W-4.	280 LF	<u>\$75.00 ✓</u>	<u>\$21,000.00</u>

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ITEM NO.	DESCRIPTION	ESTIMATED QNTY.	UNIT PRICE	TOTAL
34.	FURNISH AND INSTALL 12" X 8" DI REDUCER AND RESTRAINED JOI	0 EA	\$520.00	\$0.00
35.	FURNISH AND INSTALL 8"-22.5° DI BEND AND RESTRAINED JOINTS.	✓ 3 EA	\$375.00 ✓	\$1,125.00
36.	FURNISH AND INSTALL 8"-11.25° DI BEND AND RESTRAINED JOINTS	✓ 5 EA	\$365.00 ✓	\$1,825.00
37.	FURNISH AND INSTALL 8"-11.25° DI VERT. BEND & RESTRAINED JOINTS.	0 EA	\$1,500.00	\$0.00
38.	FURNISH AND INSTALL 8"-22.5° DI VERT. BEND & RESTRAINED	0 EA	\$1,500.00	\$0.00
39.	FURNISH AND INSTALL 8"x8"x8" DI TEE & RESTRAINED JOINTS.	1 EA	\$960.00 ✓	\$960.00
40.	FURNISH AND INSTALL 8"x6"x8" DI TEE & RESTRAINED JOINTS.	1 EA	\$760.00 ✓	\$760.00
41.	FURNISH MATERIALS AND INSTALL 8" GATE VALVE ASSEMBLY PER CITY OF BEND SPECIFICATIONS.	3 EA	\$1,200.00 ✓	\$3,600.00
42.	FURNISH MATERIALS AND INSTALL 6" GATE VALVE ASSEMBLY PER CITY OF BEND SPECIFICATIONS.	1 EA	\$900.00 ✓	\$900.00
43.	FURNISH MATERIALS AND CONSTRUCT FIRE HYDRANT ASSEMBLY COMPLETE IN PLACE PER CITY OF BEND STD. DWGS. W-7 AND W-8.	✓ 1 EA	\$2,600.00 ✓	\$2,600.00
44.	FURNISH MATERIALS AND INSTALL 1" WATER METER BOX AND SERVICE PER CITY OF BEND STD. DWG. W-4A AND W-4B.	✓ 10 EA	\$650.00 ✓	\$6,500.00
45.	FURNISH MATERIALS AND INSTALL 2" COMMERCIAL WATER SERV AND METER BOX PER CITY OF BEND STD. DWG. W-5A FOR COMMON IRRIGATION SERVICE.	0 EA	\$1,800.00 ✓	\$0.00
46.	FURNISH EQUIPMENT AND MATERIALS AND COMPLETE 8" HOT-TAP OF EXISTING WATER MAIN INCL TAPPING VALVE	1 EA	\$3,100.00	\$3,100.00
47.	COMPLETE WATER LINE CHLORINATION AND TESTING PER CITY OF BEND SPECIFICATIONS	1 LS	\$2,500.00 ✓	\$2,500.00
WATER SYSTEM SUBTOTAL				\$85,330.00 ✓
48.	PROVIDE FRANCHISE UTILITY TRENCH FOR POWER/COMMS. CONDUITS, AND GAS MAIN/SERVICE, INCL. ALL TRENCH EXCAVATION, BEDDING AND BACKFILL.	800 LF	\$18.00 ✓	\$14,400.00
49.	FURNISH MATERIALS AND INSTALL 2" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS, AND APPURTENANCES.	2,400 LF	\$2.40 ✓	\$5,760.00
50.	FURNISH MATERIALS AND INSTALL 3" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS AND APPURTENANCES.	200 LF	\$4.25 ✓	\$850.00
51.	FURNISH MATERIALS AND INSTALL 4" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS AND APPURTENANCES.	600 LF	\$5.20 ✓	\$3,120.00

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52.	FURNISH MATERIALS AND INSTALL PACIFIC POWER SINGLE PHASE TRANSFORMER PAD VAULT-OLDCASTLE PRECAST 644-TRANS-PCORP-STOCK ITEM 7992977, INCLUDING EXCAVATION AND BACKFILL.	3 EA	\$3,500.00 ✓	\$10,500.00
53.	FURNISH MATERIALS AND INSTALL PACIFIC POWER SINGLE PHASE SECTIONALIZING CABINET PAD VAULT-OLDCASTLE PRECAST 444-SECT-PCORP-STOCK ITEM 7992607, INCLUDING EXCAVATION AND BACKFILL.	1 EA	\$2,700.00	\$2,700.00

FRANCHISE/DRY UTILITIES CONSTRUCTION SUBTOTAL

\$37,330.00 ✓

TOTAL BID SCHEDULE A AMOUNT

\$335,219 ✓

$\times 1.20$
\$402,262.20 ← *BOND Amount*

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL PROPERTY

Development Tract AH, TETHEROW, Phase 1, Deschutes County, Oregon.

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GRADING, DRAINAGE, AND ROAD IMPS. SUBTOTAL				<u>\$136,093.50</u>
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29.	COMPLETE SANITARY SEWER TESTING OF ALL NEW SEWER PER CITY OF BEND SPECIFICATIONS.	1 LS	\$1,600.00	\$1,600.00
30.	TRENCH AND SURFACE RESTORATION IN EXISTING ROAD PER CITY OF BEND STD DWG. R-10 AND PLANS.	1 LS	\$5,000.00	\$5,000.00
SANITARY SEWER SUBTOTAL				<u>\$76,465.00</u>
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32.	FURNISH MATERIALS AND INSTALL 6" CLASS 52 DI WATER PIPE INCLUDING TRENCH EXCAVATION, BEDDING AND BACKFILL	15 LF	\$68.00	\$1,020.00
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36.	FURNISH AND INSTALL 8"-11.25° DI BEND AND RESTRAINED JOINTS	5 EA	\$365.00	\$1,825.00
37.	FURNISH AND INSTALL 8"-11.25° DI VERT. BEND & RESTRAINED JOINTS.	0 EA	\$1,500.00	\$0.00
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39.	FURNISH AND INSTALL 8"x8"x8" DI TEE & RESTRAINED JOINTS.	1 EA	\$960.00	\$960.00
40.	FURNISH AND INSTALL 8"x6"x8" DI TEE & RESTRAINED JOINTS.	1 EA	\$760.00	\$760.00
41.	FURNISH MATERIALS AND INSTALL 8" GATE VALVE ASSEMBLY PER CITY OF BEND SPECIFICATIONS.	3 EA	\$1,200.00	\$3,600.00
42.	FURNISH MATERIALS AND INSTALL 6" GATE VALVE ASSEMBLY PER CITY OF BEND SPECIFICATIONS.	1 EA	\$900.00	\$900.00
43.	FURNISH MATERIALS AND CONSTRUCT FIRE HYDRANT ASSEMBLY COMPLETE IN PLACE PER CITY OF BEND STD. DWGS. W-7 AND W-8.	1 EA	\$2,600.00	\$2,600.00
44.	FURNISH MATERIALS AND INSTALL 1" WATER METER BOX AND SERVICE PER CITY OF BEND STD. DWG. W-4A AND W-4B.	10 EA	\$650.00	\$6,500.00
45.	FURNISH MATERIALS AND INSTALL 2" COMMERCIAL WATER SERV AND METER BOX PER CITY OF BEND STD. DWG. W-5A FOR COMMON IRRIGATION SERVICE.	0 EA	\$1,800.00	\$0.00
46.	FURNISH EQUIPMENT AND MATERIALS AND COMPLETE 8" HOT-TAI OF EXISTING WATER MAIN INCL TAPPING VALVE	1 EA	\$3,100.00	\$3,100.00
47.	COMPLETE WATER LINE CHLORINATION AND TESTING PER CITY OF BEND SPECIFICATIONS	1 LS	\$2,500.00	\$2,500.00
WATER SYSTEM SUBTOTAL				<u>\$85,330.00</u>
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49.	FURNISH MATERIALS AND INSTALL 2" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS, AND APPURTENANCES.	2,400 LF	\$2.40	\$5,760.00
50.	FURNISH MATERIALS AND INSTALL 3" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS AND APPURTENANCES.	200 LF	\$4.25	\$850.00
51.	FURNISH MATERIALS AND INSTALL 4" SCH. 40 PVC CONDUIT, INCLUDING SWEEPS AND APPURTENANCES.	600 LF	\$5.20	\$3,120.00

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53.	FURNISH MATERIALS AND INSTALL PACIFIC POWER SINGLE PHASE SECTIONALIZING CABINET PAD VAULT-OLDCASTLE PRECAST 444-SECT-PCORP-STOCK ITEM 7992607, INCLUDING EXCAVATION AND BACKFILL.	1	EA	\$2,700.00	\$2,700.00
FRANCHISE/DRY UTILITIES CONSTRUCTION SUBTOTAL					\$37,330.00
TOTAL BID SCHEDULE A AMOUNT					\$335,219