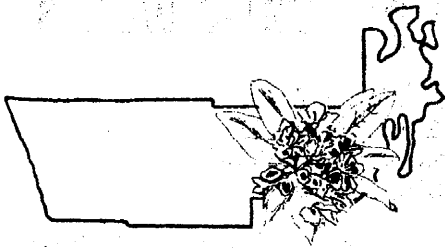


Appendix A

JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

P.O. Box 2070
1322 Washington St.
Port Townsend, WA 98368
(360) 385-9160



June 5, 2000

Gary A. Rowe, P.E., Public Works Director/County Engineer

Jim McGillis
782 Bywater Way
Port Ludlow, WA 98365

Re: Bywater Bay R.I.D.

Dear Mr. McGillis:

Two 1999 estimates are enclosed for the Bywater Bay R.I.D. The only difference between the estimates is that one reflects the purchase of right-of-way and the other donation of right-of-way.

These estimates reflect the cost to upgrade the roads to the minimum current County standard, which is an 18 to 20-foot paved surface, depending on traffic volumes, underlain by 4 inches of crushed surfacing top course. The existing gravel base was assumed to be adequate, and therefore the item "Gravel Base", shown on the roadway template in the 1996 Design Report, was not included in the estimate. The excavation quantities were necessary to widen to road, shoulders, and ditches to the County minimum standards (shown in the 1996 Design Report) and to make minor curve realignments. These costs would not necessarily be incurred if the property owners were to merely pave the existing surface.

The costs reflected in the estimate are in-place costs based on past project experience and typical estimating procedures used by the County. These costs reflect construction performed with State prevailing wage requirements, under which a private venture would not be required to operate. The cost of an item such as "Crushed Surfacing Top Course", includes the cost for the material, haul, placement, and compaction, all performed at the premium rates mandated by prevailing wage laws.

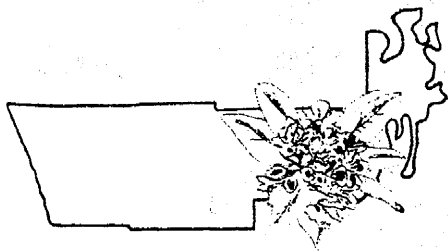
The Bywater Bay RID estimate used a 2-shot BST (chip seal) surface at a cost of \$16,000 - \$20,000 per mile for the required width. Class A or B asphalt concrete is substantially more expensive. For a job of this size, the County would probably expect to pay an in-place cost of about \$45.00 per ton for asphalt.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monte Reinders', written over a horizontal line.

Monte Reinders, P.E.
Engineer III

encl.



JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

P.O. Box 2070
1322 Washington St.
Port Townsend, WA 98368
(360) 385-9160

Klara A. Fabry, P.E., Public Works Director/County Engineer

DESIGN REPORT BYWATER BAY ROAD IMPROVEMENT DISTRICT PROJECT NO. RO1258

PROJECT DESCRIPTION

This project is for a road improvement district located one half mile north of the Hood Canal Bridge along Paradise Bay Road. The purpose of this project is to upgrade approximately 2.75 miles of gravel road to Jefferson County standards. It is assumed that the new centerline will follow as near as possible the existing platted centerline.

The majority of the horizontal and vertical alignment appears to be adequate. There are four areas that exceed the recommended maximum grade. One of the locations may be correctable. The other three areas will probably remain close to the existing grades.

All intersections within the proposed R.I.D. will have a "T" configuration with the exception of the intersection of Hoodsvie CT. and Bywater Way. The existing configuration at this intersection is a "Y". Because of the terrain at this location and the 3R nature of the project, it is recommended that this intersection remain as existing.

PROJECT SUMMARY

This R.I.D. project will be divided into two roadway sections. Roadway Section "A" will be constructed on Bywater Way from milepost 0.00 (Paradise Bay Rd.) to milepost 0.47 (Olympic Ridge Dr./Bywater Way intersection). Roadway Section "B" will be constructed on the remaining length of Bywater Way, Bywater Way N., Hidden Springs Dr., Olympic Ridge Dr., Hoodsvie CT., Parkview Ln., and Shipview CT. Typical roadway sections for both "A" and "B" are attached to their respective Road Design Worksheets.

This project is classified as 3R rehabilitation since no major revisions are planned for horizontal or vertical alignments. All roadways within the R.I.D. will have a functional classification of "09", Rural Local Access.

MAPS

Attachment 1 shows a plat map of the area with the existing roadway layout.

ENVIRONMENTAL CONCERNS

At a minimum, SEPA review will be required. Permits may be required for Hydraulics approval and for Forest Practices.

PUBLIC MEETING

Public Works may want to consider meeting with the people within this R.I.D. prior to final design approval.

TRAFFIC DATA

Traffic counts were taken by Public works between December 2, 1996 and December 9, 1996. Future traffic projections for design purposes were estimated at 10 trip ends per lot at total build out. The projected traffic was then assigned to the appropriate routes.

Attachment 2 shows a break down of the existing and proposed traffic on all roads within the R.I.D. area.

UTILITY INVOLVEMENT

Underground power, telephone, and water are present on this project. See attached Road Design Worksheets for specific contacts.

CONTROL ZONE

See attached Road Design Worksheets.

ROADWAY SECTION

See attached Road Design Worksheets.

HORIZONTAL AND VERTICAL ALIGNMENT

Most of the existing horizontal and vertical curves appear to be adequate. Once a survey is completed we will be able to identify any horizontal or vertical alignment changes that may be required.

GRADES

Most roadway grades are less than the maximum grade allowed of 12 percent. There are, however, four sections that exceed the maximum grade. Hidden Springs Dr. from milepost 0.01 to milepost 0.12 has existing grades from 12 % to 14 %; Hoodsvew CT., m.p. 0.02 to m.p. 0.06, 15 %; Parkview Ln., m.p. 0.01 to m.p. 0.03, 15 %; and Parkview Ln., m.p. 0.09 to m.p. 0.16, 13 %. The section of Parkview Ln. from m.p. 0.01 to m.p. 0.03 should be corrected. There does not appear to be much that can be done to correct the other sections. Holding the existing grades in these areas is recommended.

DRAINAGE

The existing drainage system consist of open ditches and culverts. Most of the ditches and some of the approach culverts appear to be sub-standard and should be re-constructed to current standards. Some of the culverts may be to standards, but without an inventory this is unknown. An inventory of all culverts should be completed. A construction drainage plan will be required.

RIGHT OF WAY

The existing right of way consist of 60 foot platted streets. The position of the existing roadways within the right of way is unknown at this time. A survey would be required to determine the roadway locations or the need for additional right of way.

SIGNING

There are a few speed limit 20 signs and a stop sign existing on this project. These signs will need to be replaced. A new sign plan will be required for the entire project. The sign plan should follow the standards in the Manual on Uniform Traffic Control Devices.

PAVEMENT MARKINGS

All pavement markings shall be installed according to the requirements in the Manual on Uniform Traffic Control Devices. The only roadways that warrant centerline stripes are Bywater Way, from Paradise Bay Road to Hidden Springs Dr. and Hidden Springs Dr.

DESIGN CRITERIA

The design criteria used in the preparation of the Road Design Worksheets was based on two things. The typical roadway sections and maximum grades are based on Jefferson County Public Works approved typical road sections. All other criteria is based on the AASHTO Policy on Geometric Design of Highways and Streets, chapter five, Local Roads and Streets.

JEFFERSON COUNTY ROAD DESIGN WORKSHEET

PROJECT CHECKLIST

ITEM	YES	NO	MAYBE	COMMENTS
SEPA Review required	X			
Hydraulics approval required			X	
Forest Practices permit required			X	
Shoreline Permit required		X		
Soils analysis required		X		
Drainage plan required	X			
Road construction agreements			X	
Right of Way required		X		
Speed Study required		X		
Turn Movements required		X		
Curbs required		X		
Sidewalks required		X		
Illumination required		X		
Storm Drain required			X	Need to verify/ SWM ordinance
Cross Culverts required	X			
Guardrail required		X		
Left Turn lanes required		X		
Deceleration lanes required		X		
Acceleration lanes required		X		

UTILITIES TO BE NOTIFIED

POWER: Puget Power

CONTACT

Jeff Mellum - 1-800-321-4123, 4, 836836

TELEPHONE: US West

Ed Gay - 360-478-5636

WATER: Jefferson County P.U.D.

Jim Parker - 385-5800

CABLE T.V.: Summit Cablevision

1-800-829-2225
777 108th NE, Bellevue

OTHER:

Joe Klinker, 437-0359 R.I.D. contact
Larry Love, 437-9682 R.I.D. contact

JEFFERSON COUNTY ROAD DESIGN WORKSHEET

DESIGN PARAMETERS

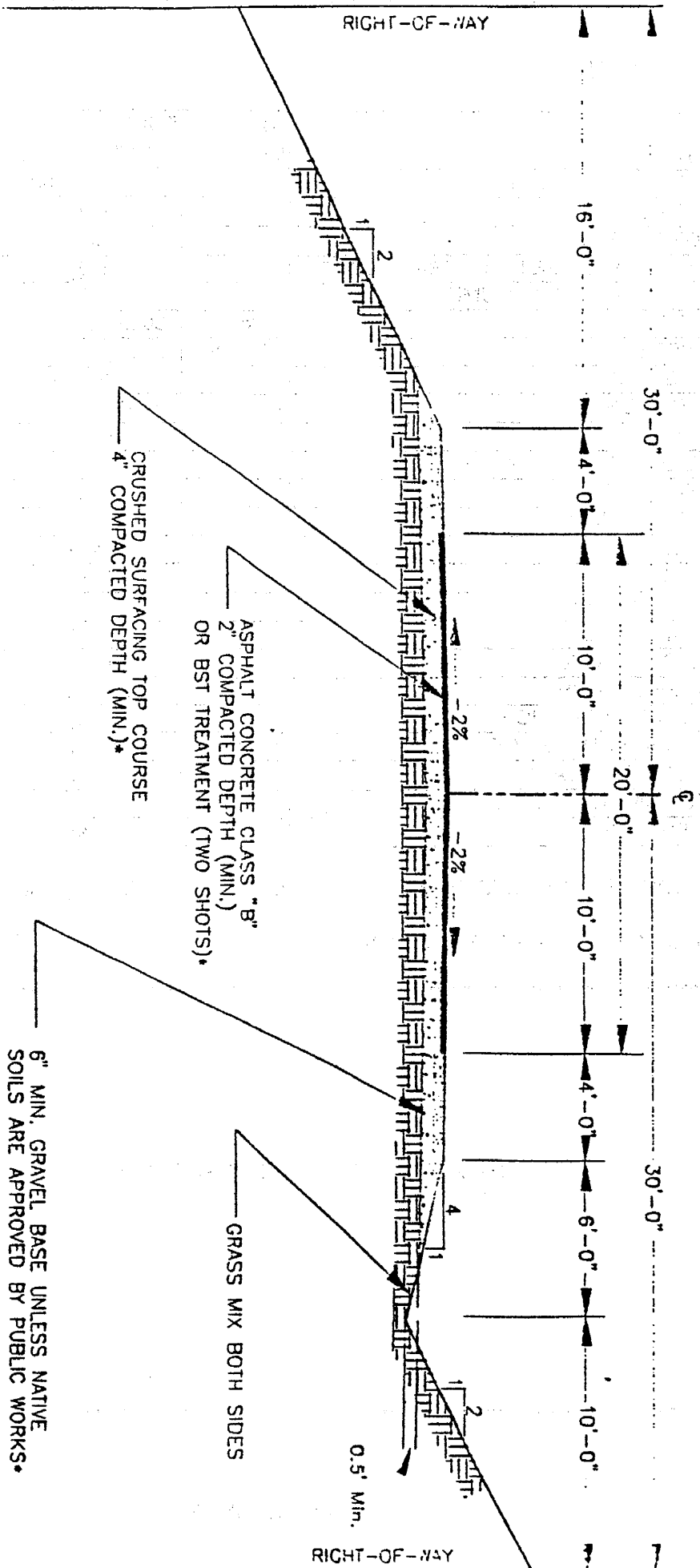
PARAMETER	METRIC UNITS	ENGLISH UNITS	COMMENTS
FUNCTIONAL CLASSIFICATION		9	Rural Local Access
DESIGN YEAR		Build out	
DESIGN GROWTH RATE		Build out	
DESIGN YEAR AVERAGE DAILY TRAFFIC(ADT)		466	
DESIGN YEAR HOURLY VOLUME (DHV)		47	
DESIGN SPEED	50 km/h	30 m.p.h.	
POSTED SPEED	40 km/h	25 m.p.h.	
MAXIMUM GRADE		12%	unless paved
MINIMUM RADIUS	90 m.	295 ft.	
LANE WIDTH		10 ft.	
CHANNELIZATION LANE WIDTH		n/a	
SHOULDER WIDTH		4 ft.	
PAVEMENT SECTION			
B.S.T.		2 shots	
CSTC		4 in.	
GRAVEL BASE		6 in.	
DITCH FORESLOPE		4 to 1	
MAXIMUM CUT SLOPE		2 to 1	
MAXIMUM FILL SLOPE		2 to 1	
CONTROL ZONE DISTANCE	3 m.	10 ft.	
STOPPING SIGHT DISTANCE	57 m.	190 ft.	
PASSING SIGHT DISTANCE			
INTERSECTION SIGHT DISTANCE (TURNING)			
SUPERELEVATION		6%	

DESCRIPTION OF PROPOSED WORK: New Construction____ 3R__X__ Maintenance____

PROPOSED ROADWAY CROSS SECTION:

SEE ATTACHED TYPICAL ROAD SECTION "A"

TYPICAL ROAD SECTION "A" 20' ROADWAY (35 MPH - 400-1,500 ADT)



CRUSHED SURFACING TOP COURSE
4" COMPACTED DEPTH (MIN.)*

ASPHALT CONCRETE CLASS "B"
2" COMPACTED DEPTH (MIN.)
OR BST TREATMENT (TWO SHOTS)*

6" MIN. GRAVEL BASE UNLESS NATIVE
SOILS ARE APPROVED BY PUBLIC WORKS*

GRASS MIX BOTH SIDES

0.5' Min.

MAXIMUM GRADES 12% TYPICAL, OVER 12%
WITH PUBLIC WORKS APPROVAL.
BALLAST/GRAVEL BASE DEPTH SHOWN IS A MINIMUM
AND MAY BE INCREASED DUE TO SOILS CONDITION.
*ALL MATERIALS SHALL MEET WSDOT MINIMUM
SPECIFICATION ON ALL ROAD CONSTRUCTION,
W.S.D.O.T. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
ASHTO AMERICAN ASSOCIATION OF STATE HIGHWAY AND
TRANSPORTATION OFFICIALS



Jefferson County
Department of Public Works

June 18, 1996

JEFFERSON COUNTY ROAD DESIGN WORKSHEET

DATE: 1-17-97

PREPARED BY: Scott Kilmer

PROJECT NO.: RO1258

CHECKED BY: _____

ROAD NAME: Roadway Section "B"

ROAD NO.: _____

PROJECT TITLE: Bywater Road Improvement District

FROM M.P.: _____ TO M.P.: _____

LENGTH OF PROJ.: 2.32 (MILES)

PROJECT ESTIMATE

PHASE	TOTAL ESTIMATE	LOCAL FUNDING	OTHER FUNDS	TYPE OF FUND	OBLIGATION DATE
PS&E	\$87,000	\$8,700	\$78,300	R.I.D.	
R/W	\$0	\$0	\$0		
CONST.	\$580,000	\$58,000	\$522,000	R.I.D.	
CON. ADMIN.	\$87,000	\$8,700	\$78,300	R.I.D.	
AG. ADMIN.	\$29,000	\$2,900	\$26,100	R.I.D.	
CONTING.	\$58,000	\$5,800	\$52,200	R.I.D.	
TOTAL	\$841,000	\$84,100	\$756,900		

PRELIMINARY ENGINEERING WILL BE PERFORMED BY:

OTHERS AGENCY

75% 25%

CONSTRUCTION WILL BE PERFORMED BY:

OTHERS AGENCY

100% %

DESCRIPTION OF EXISTING FACILITY:

ROAD WIDTH: 20

SURFACE WIDTH: 20

SURFACE TYPE: Gravel

NO. OF LANES: 2

SHOULDER WIDTH: 0

PRIORITY RATING: N/A

DATE: _____

PAVEMENT RATING: N/A

DATE: _____

INTERSECTION RATING: N/A

DATE: _____

PERCENT TRUCKS: N/A

DATE: _____

85TH PERCENTILE SPEED: N/A

DATE: _____

JEFFERSON COUNTY ROAD DESIGN WORKSHEET

PROJECT CHECKLIST

ITEM	YES	NO	MAYBE	COMMENTS
SEPA Review required	X			
Hydraulics approval required			X	
Forest Practices permit required			X	
Shoreline Permit required		X		
Soils analysis required		X		
Drainage plan required	X			
Road construction agreements			X	
Right of Way required		X		
Speed Study required		X		
Turn Movements required		X		
Curbs required		X		
Sidewalks required		X		
Illumination required		X		
Storm Drain required			X	Need to verify/ SWM ordinance
Cross Culverts required	X			
Guardrail required		X		
Left Turn lanes required		X		
Deceleration lanes required		X		
Acceleration lanes required		X		

UTILITIES TO BE NOTIFIED

CONTACT

POWER: Puget Power

Jeff Mellum - 1-800-321-4123, 4, 836836

TELEPHONE: US West

Ed Gay - 360-478-5636

WATER: Jefferson County P.U.D.

Jim Parker - 385-5800

CABLE T.V.: Summit Cablevision

1-800-829-2225
777 108th NE, Bellevue

OTHER:

Joe Klinker, 437-0359 R.I.D. contact
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JEFFERSON COUNTY ROAD DESIGN WORKSHEET

DESIGN PARAMETERS

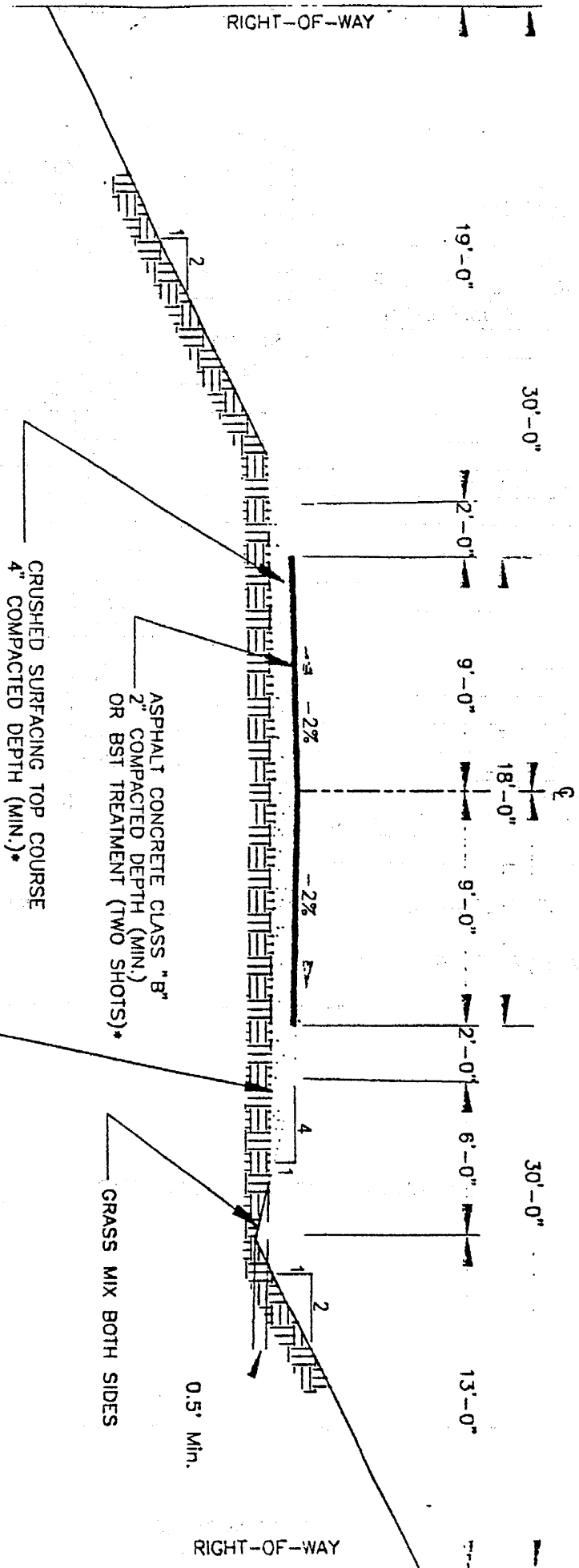
PARAMETER	METRIC UNITS	ENGLISH UNITS	COMMENTS
FUNCTIONAL CLASSIFICATION		9	Rural Local Access
DESIGN YEAR		build out	
DESIGN GROWTH RATE		build out	
DESIGN YEAR AVERAGE DAILY TRAFFIC(ADT)		200	
DESIGN YEAR HOURLY VOLUME (DHV)		20	
DESIGN SPEED	50 km/h	30 mph	
POSTED SPEED	40 km/h	25 mph	
MAXIMUM GRADE		12%	unless paved
MINIMUM RADIUS	90 m.	295 ft.	
LANE WIDTH		9 ft.	
CHANNELIZATION LANE WIDTH		n/a	
SHOULDER WIDTH		2 ft.	
PAVEMENT SECTION			
B.S.T.		2 shots	
CSTC		4 in.	
GRAVEL BASE		6 in.	
DITCH FORESLOPE		4 to 1	
MAXIMUM CUT SLOPE		2 to 1	
MAXIMUM FILL SLOPE		2 to 1	
CONTROL ZONE DISTANCE	3 m.	10 ft.	
STOPPING SIGHT DISTANCE	57 m.	190 ft.	
PASSING SIGHT DISTANCE			
INTERSECTION SIGHT DISTANCE (TURNING)			
SUPERELEVATION		6%	

DESCRIPTION OF PROPOSED WORK: New Construction___ 3R_X___ Maintenance___

PROPOSED ROADWAY CROSS SECTION:

SEE ATTACHED TYPICAL ROAD SECTION "B"

TYPICAL ROAD SECTION "B" 18' ROADWAY (35 MPH - UNDER 400 ADT)



CRUSHED SURFACING TOP COURSE
4" COMPACTED DEPTH (MIN.)

ASPHALT CONCRETE CLASS "B"
2" COMPACTED DEPTH (MIN.)
OR BST TREATMENT (TWO SHOTS)

GRASS MIX BOTH SIDES

6" MIN. GRAVEL BASE UNLESS NATIVE
SOILS ARE APPROVED BY PUBLIC WORKS

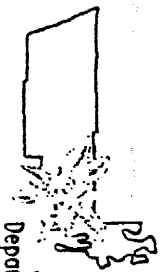
0.5' Min.

RIGHT-OF-WAY

RIGHT-OF-WAY



MAXIMUM GRADES 12% TYPICAL, OVER 12%
WITH PUBLIC WORKS APPROVAL.
BALAST/GRAVEL BASE DEPTH SHOWN IS A MINIMUM
AND MAY BE INCREASED DUE TO SOILS CONDITION.
*ALL MATERIALS SHALL MEET WSDOT MINIMUM
SPECIFICATION ON ALL ROAD CONSTRUCTION.
W.S.D.O.T. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
ASHTO AMERICAN ASSOCIATION OF STATE HIGHWAY AND
TRANSPORTATION OFFICIALS



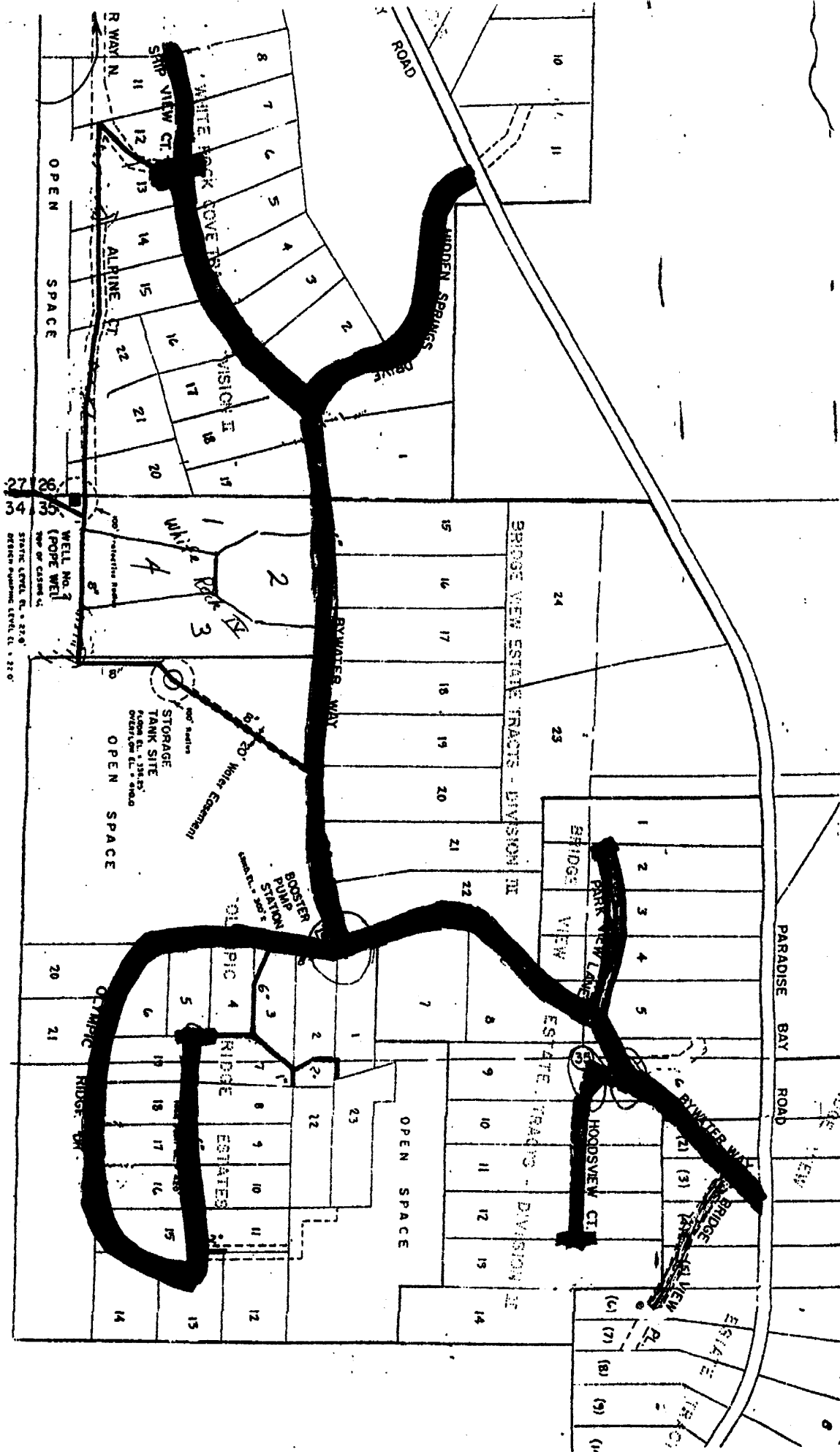
TRAFFIC COUNTS					
BYWATER BAY R.I.D.					
DECEMBER 2, 1996 TO DECEMBER 9, 1996					
STATION			EXISTING PROJECTED		
NUMBER	ROAD NAME	MILEPOST	COUNT	COUNT	COMMENTS
1	Bywater Way	0.02	217	526	incl. 30 % from #5, 90 % from #8, and all lots south of #4
2	Bywater Way	0.05	204	466	incl. 30 % from #5, 90 % from #8, and all lots south of #4
3	Bywater Way	0.31	148	316	incl. 30 % from #5, 90 % from #8, and 4 lots south of #4
4	Bywater Way	0.66	68	155	incl. 30 % from #5, 10 % from #8, and 7 lots
5	Bywater Way	0.98	53	210	inc. 16 lots plus 50 ADT from #6
6	Bywater Way N.	0.12	21	50	Estimated
7	Hidden Springs Dr.	0.05	46	199	incl. 70 % from #5, 10 % from #8, and 3 lots
8	Olympic Ridge Dr.	0.02	99	220	22 lots
9	Hoodsvew Ct.	0.03	31	60	6 lots
	Parkview Ln.	0.01	* 25	40	4 lots
	Shipview Ct.	0.01	* 20	40	4 lots
	Alpine Ct.	0.01	* 10	30	3 lots
	Bridge View Pl.	0.01	13	60	6 lots
* = Existing counts estimated based on current occupied lots.					

BYWATER BAY RID #3						
ENGINEERS ESTIMATE						
PURCHASED RIGHT OF WAY OPTION						
ITEM NO.	STD ITEM NO.	QUANTITY	UNIT	ITEM DESCRIPTION	UNIT COST	TOTAL COST
CONTRACT COSTS						
PREPARATION						
1	0001	8% OF TOTAL	L.S.	MOBILIZATION		\$41,784.00
2	0025	10	ACRE	CLEARING AND GRUBBING	\$3,550.00	\$35,500.00
3	0050	L.S.	L.S.	REMOVAL OF STRUCTURE AND OBSTRUCTION	\$1,500.00	\$1,500.00
4	0090	55	S.Y.	REMOVING CEMENT CONC. PAVEMENT	\$10.00	\$550.00
5	0120	144	S.Y.	REMOVING ASPHALT CONC. PAVEMENT	\$3.00	\$432.00
6	0230	310	L.F.	REMOVING WIRE FENCE	\$2.00	\$620.00
GRADING						
7	0310	11,600	C.Y.	ROADWAY EXCAVATION INCLUDING HAUL	\$10.00	\$116,000.00
8	0405	4,654	C.Y.	COMMON BORROW INCLUDING HAUL	\$4.00	\$18,616.00
9	0409	8,050	C.Y.	SELECT BORROW INCLUDING HAUL	\$8.50	\$68,425.00
10	0470	12,754	C.Y.	EMBANKMENT COMPACTION	\$2.00	\$25,508.00
DRAINAGE						
11	1085	50	C.Y.	QUARRY SPALLS	\$30.00	\$1,500.00
12	1180	1,185	L.F.	SCHEDULE A CULVERT PIPE 12 IN. DIAM.	\$23.00	\$26,795.00
13	1184	650	L.F.	SCHEDULE A CULVERT PIPE 18 IN. DIAM.	\$35.00	\$22,750.00
STORM SEWER						
SURFACING						
14	5047	4,600	TON	GRAVEL BASE	\$10.00	\$46,000.00
15	5120	8,162	TON	CRUSHED SURFACING TOP COURSE	\$12.00	\$97,944.00
LIQUID ASPHALT						
16	5297	NIC	NIC	ASPHALT CMS-2 (NOT IN CONTRACT)	NIC	NIC
BITUMINOUS SURFACE TREATMENT						
17	5420	NIC	NIC	LIGHT BITUMINOUS SURFACE TREATMENT (2 SHOTS) (NOT IN CONTRACT)	NIC	NIC
EROSION CONTROL AND PLANTING						
18	6414	4	ACRE	SEEDING, FERTILIZING AND MULCHING	\$1,000.00	\$4,000.00
19	6489	EST.	EST	TEMPORARY WATER POLLUTION/EROSION CONTROL	\$3,000.00	\$3,000.00
TRAFFIC						
20	6819	NIC	NIC	PLASTIC DRAINAGE MARKING	NIC	NIC
21	6821	NIC	NIC	PAINT STRIPE	NIC	NIC
22	6829	NIC	NIC	PLASTIC STOP BAR	NIC	NIC
23	6832	50	EA.	FLEXIBLE GUIDE POST	\$22.00	\$1,100.00
24	6890	L.S.	L.S.	PERMANENT SIGNING	\$5,000.00	\$5,000.00
25	6979	800	HOURL	TRAFFIC CONTROL LABOR	\$25.00	\$20,000.00
26	6982	150	S.F.	CONSTRUCTION SIGNS CLASS A	\$10.00	\$1,500.00
OTHER ITEMS						
27	7006	300	C.Y.	STRUCTURAL EXCAVATION CLASS B INCLUDING HAUL	\$12.00	\$3,600.00
28	7018	133	MGAL	WATER	\$20.00	\$2,660.00
29	7045	NIC	NIC	MONUMENT INSTALLATION(NOT IN CONTRACT)	NIC	NIC
30	7110	310	L.F.	WIRE FENCE TYPE 1	\$5.00	\$1,550.00
31	7160	40	TON	ROCK RETAINING WALL	\$50.00	\$2,000.00
32	7480	L.S.	L.S.	ROADSIDE CLEANUP	\$5,000.00	\$5,000.00
33	7490	L.S.	L.S.	TRIMMING AND CLEANUP	\$5,000.00	\$5,000.00
34	7540	2,500	L.F.	CONSTRUCTION GEOTEXTILE FOR TEMPORARY SILT FENCE	\$2.00	\$5,000.00
35	7562	3	EA.	MAILBOX SUPPORT	\$250.00	\$750.00
CONTRACT COSTS SUBTOTAL:						\$564,084.00

NOT IN CONTRACT COSTS						
16&17	5297	2.98	MILE	ASPHALT CMS-2 AND	\$16,000	\$47,680.00
	5420			LIGHT BITUMINOUS SURFACE TREATMENT (2 SHOTS)		
20	6819	30	EACH	PLASTIC DRAINAGE MARKING	\$7.00	\$210.00
21	6821	31,460	LF	PAINT STRIPE	\$0.11	\$3,460.60
22	6829	72	LF	PLASTIC STOP BAR	\$5.00	\$360.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (PUGET POWER)	L.S.	\$25,000.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (US WEST)	L.S.	\$25,000.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (PUD #1)	L.S.	\$10,000.00
NOT IN CONTRACT COSTS SUBTOTAL:						\$111,710.60
SUB-TOTAL						\$675,794.60
PLANS, SPECIFICATIONS, AND ESTIMATES @ 15%						\$101,369.19
INCLUDES: - ENGINEERING SURVEYING						
- PLANS, CONSULTANT MANAGEMENT						
- SPECIFICATIONS & ESTIMATES						
CONSTRUCTION ENGINEERING 15%						\$101,369.19
INCLUDES: -CONSTRUCTION STAKING AND						
(ITEM 29) MONUMENTATION						
-CONSTRUCTION INSPECTION						
-MATERIALS TESTING						
-CONSTRUCTION MANAGEMENT						
CONSTRUCTION COST TOTAL:						\$878,532.98
PROJECTED RIGHT OF WAY COST ESTIMATE						
N/A	N/A	74	each	Title Reports (Fee)	\$ 200.00	\$14,800.00
N/A	N/A	148	hour	True Cost Estimate (Fee)	\$ 25.00	\$3,700.00
N/A	N/A	148	hour	Legal Descriptions (Staff)	\$ 25.00	\$3,700.00
N/A	N/A	7	each	Appraisal Costs (Fee)	\$ 800.00	\$5,600.00
N/A	N/A	7	each	Appraisal Review Costs (Fee)	\$ 450.00	\$3,150.00
N/A	N/A	222	hour	Negotiation Costs/Document Preparation (Staff)	\$ 25.00	\$5,550.00
N/A	N/A	74	each	Escrow Costs (Fee)	\$ 200.00	\$14,800.00
N/A	N/A	21.8	acres	Land Costs	\$ 5,000.00	\$109,000.00
RIGHT OF WAY ESTIMATE TOTAL						\$160,300.00
SUB-TOTAL						\$1,038,832.98
CONTINGENCY @ 5% of above sub-total						\$51,941.65
SUB-TOTAL						\$1,090,774.63
OTHER COSTS						
	5%	of Subtotal		Finance Expense		\$51,941.65
	2%	of Subtotal		Inflation		\$20,776.66
	2.50%	of Subtotal		Bond Cost & Bond Council		\$25,970.82
		74	per parcel	Treasurers Cost	\$ 2.00	\$148.00
	5.00%	of Subtotal		Administration		\$54,538.73
SUB-TOTAL						\$153,375.86
GRAND TOTAL						\$1,244,150.49
Date Estimate Prepared:					14-Jul-99	
Construction Estimate Prepared By:					Monte Reinders	
Right of Way Estimate Prepared By:					Will Butlerfield	
Approved By: hywater estimate vls						

BYWATER BAY RID #3						
ENGINEERS ESTIMATE						
DONATED RIGHT OF WAY OPTION						
ITEM NO.	STD ITEM NO.	QUANTITY	UNIT	ITEM DESCRIPTION	UNIT COST	TOTAL COST
CONTRACT COSTS						
				PREPARATION		
1	0001	8% OF TOTAL	L.S.	MOBILIZATION		\$41,784.00
2	0025	10	ACRE	CLEARING AND GRUBBING	\$3,550.00	\$35,500.00
3	0050	L.S.	L.S.	REMOVAL OF STRUCTURE AND OBSTRUCTION	\$1,500.00	\$1,500.00
4	0090	55	S.Y.	REMOVING CEMENT CONC. PAVEMENT	\$10.00	\$550.00
5	0120	144	S.Y.	REMOVING ASPHALT CONC. PAVEMENT	\$3.00	\$432.00
6	0230	310	L.F.	REMOVING WIRE FENCE	\$2.00	\$620.00
GRADING						
7	0310	11,600	C.Y.	ROADWAY EXCAVATION INCLUDING HAUL	\$10.00	\$116,000.00
8	0405	4,654	C.Y.	COMMON BORROW INCLUDING HAUL	\$4.00	\$18,616.00
9	0409	8,050	C.Y.	SELECT BORROW INCLUDING HAUL	\$6.50	\$52,325.00
10	0470	12,754	C.Y.	EMBANKMENT COMPACTION	\$2.00	\$25,508.00
DRAINAGE						
11	1085	50	C.Y.	QUARRY SPALLS	\$30.00	\$1,500.00
12	1180	1,165	L.F.	SCHEDULE A CULVERT PIPE 12 IN. DIAM.	\$23.00	\$26,795.00
13	1184	850	L.F.	SCHEDULE A CULVERT PIPE 24 IN. DIAM.	\$35.00	\$29,750.00
STORM SEWER						
SURFACING						
14	5047	4,600	TON	GRAVEL BASE	\$10.00	\$46,000.00
15	5120	8,162	TON	CRUSHED SURFACING TOP COURSE	\$12.00	\$97,944.00
LIQUID ASPHALT						
16	5297	NIC	NIC	ASPHALT CMS-2 (NOT IN CONTRACT)	NIC	NIC
BITUMINOUS SURFACE TREATMENT						
17	5420	NIC	NIC	LIGHT BITUMINOUS SURFACE TREATMENT (2 SHOTS) (NOT IN CONTRACT)	NIC	NIC
EROSION CONTROL AND PLANTING						
18	6414	4	ACRE	SEEDING, FERTILIZING AND MULCHING	\$1,000.00	\$4,000.00
19	6489	EST.	EST.	TEMPORARY WATER POLLUTION/EROSION CONTROL	\$3,000.00	\$3,000.00
TRAFFIC						
20	6819	NIC	NIC	PLASTIC DRAINAGE MARKING	NIC	NIC
21	6821	NIC	NIC	PAINT STRIPE	NIC	NIC
22	6829	NIC	NIC	PLASTIC STOP BAR	NIC	NIC
23	6832	50	EA.	FLEXIBLE GUIDE POST	\$22.00	\$1,100.00
24	6890	L.S.	L.S.	PERMANENT SIGNING	\$5,000.00	\$5,000.00
25	6979	800	HOURL	TRAFFIC CONTROL LABOR	\$25.00	\$20,000.00
26	6982	150	S.F.	CONSTRUCTION SIGNS CLASS A	\$10.00	\$1,500.00
OTHER ITEMS						
27	7006	300	C.Y.	STRUCTURAL EXCAVATION CLASS B INCLUDING HAUL	\$12.00	\$3,600.00
28	7018	133	MGAL	WATER	\$20.00	\$2,660.00
29	7045	NIC	NIC	MONUMENT INSTALLATION (NOT IN CONTRACT)	NIC	NIC
30	7110	310	L.F.	WIRE FENCE TYPE 1	\$5.00	\$1,550.00
31	7180	40	TON	ROCK RETAINING WALL	\$50.00	\$2,000.00
32	7480	L.S.	L.S.	ROADSIDE CLEANUP	\$5,000.00	\$5,000.00
33	7490	L.S.	L.S.	TRIMMING AND CLEANUP	\$5,000.00	\$5,000.00
34	7540	2,500	L.F.	CONSTRUCTION GEOTEXTILE FOR TEMPORARY SILT FENCE	\$2.00	\$5,000.00
35	7562	3	EA.	MAILBOX SUPPORT	\$250.00	\$750.00
CONTRACT COSTS SUBTOTAL:						\$564,084.00

NOT IN CONTRACT COSTS						
16817	5297	2.90	MILE	ASPHALT CMS-2 AND	\$16,000	\$47,680.00
	5420			LIGHT BITUMINOUS SURFACE TREATMENT (2 SHOTS)		
20	6819	30	EACH	PLASTIC DRAINAGE MARKING	\$7.00	\$210.00
21	6821	31,460	LF	PAINT STRIPE	\$0.11	\$3,460.60
22	6829	72	LF	PLASTIC STOP BAR	\$5.00	\$360.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (PUGET POWER)	L.S.	\$25,000.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (US WEST)	L.S.	\$25,000.00
N/A	N/A	L.S.	L.S.	UTILITY RELOCATION (PUD #1)	L.S.	\$10,000.00
NOT IN CONTRACT COSTS SUBTOTAL:						\$111,710.60
SUB-TOTAL						\$675,794.60
PLANS, SPECIFICATIONS, AND ESTIMATES @ 15%						\$101,369.19
INCLUDES: - ENGINEERING SURVEYING						
- PLANS, CONSULTANT MANAGEMENT						
- SPECIFICATIONS & ESTIMATES						
CONSTRUCTION ENGINEERING 15%						\$101,369.19
INCLUDES: - CONSTRUCTION STAKING AND						
(ITEM 29) MONUMENTATION						
- CONSTRUCTION INSPECTION						
- MATERIALS TESTING						
- CONSTRUCTION MANAGEMENT						
CONSTRUCTION COST TOTAL:						\$878,532.98
PROJECTED RIGHT OF WAY COST ESTIMATE						
N/A	N/A	74	each	Title Reports (Fee)	\$ 200.00	\$14,800.00
N/A	N/A		hour	True Cost Estimate (Fee)	\$ 25.00	\$0.00
N/A	N/A	148	hour	Legal Descriptions (Staff)	\$ 25.00	\$3,700.00
N/A	N/A	0	each	Appraisal Costs (Fee)	\$ 800.00	\$0.00
N/A	N/A	0	each	Appraisal Review Costs (Fee)	\$ 450.00	\$0.00
N/A	N/A	148	hour	Negotiation Costs/Document Preparation (Staff)	\$ 25.00	\$3,700.00
N/A	N/A	74	each	Escrow Costs (Fee)	\$ 200.00	\$14,800.00
N/A	N/A	21.8	acres	Land Costs	\$ -	\$0.00
RIGHT OF WAY ESTIMATE TOTAL						\$37,000.00
SUB-TOTAL						\$915,532.98
CONTINGENCY @ 5% of above sub-total						\$45,776.65
SUB-TOTAL						\$961,309.63
OTHER COSTS						
	5% of Subtotal			Finance Expense		\$45,776.65
	2% of Subtotal			Inflation		\$18,310.66
	2.50% of Subtotal			Bond Cost & Bond Council		\$22,888.32
	74	per parcel		Treasurers Cost	\$ 2.00	\$148.00
	5.00% of Subtotal			Administration		\$48,065.48
SUB-TOTAL						\$135,189.11
GRAND TOTAL						\$1,096,498.74
Date Estimate Prepared:					14-Jul-99	
Construction Estimate Prepared By:					Monie Reinders	
Right of Way Estimate Prepared By:					Will Butterfield	
Approved By: hywater estimate.xls						





JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

P.O. Box 2070
1322 Washington St.
Port Townsend, WA 98368
(360) 385-9160

Frank Gifford, Public Works Director/County Engineer

July 29, 1999

Re: Termination of Bywater Bay Road Improvement District (R.I.D.) #3
Project No. GA1258

Dear R.I.D. Participant:

This letter is written to advise you that the Bywater Bay Road Improvement District No. 3 has been terminated per the enclosed Jefferson County Resolution No. 61-99. This action was taken following a public meeting, which was held on July 19, 1999. The proposed road improvements and road acquisition are no longer being pursued by the County. The Department of Public Works encourages the participants of this former R.I.D. to work cooperatively and privately to address their road concerns. Road surveys and other work completed to date by the Department for this R.I.D. are available to authorized representatives of the property owners at no additional cost.

Any comments or questions should be directed to the Jefferson County Department of Public Works, (360) 385-9160.

Sincerely,

Monte Reinders
Project Manager

Enclosure: Resolution 61-99

IN THE MATTER OF JEFFERSON COUNTY)
BYWATER BAY)
ROAD IMPROVEMENT DISTRICT NO. 3)

RESOLUTION NO. 61-99
TERMINATING RESOLUTION

WHEREAS, in accordance with Resolution No. 116-95, the hearing on the proposed formation of Road Improvement District No. 3 was scheduled to be held on January 8, 1996, before the Board of County Commissioners, and said hearing was rescheduled by the Board to January 23, 1996, and;

WHEREAS, in accordance with Resolution No. 125-95, the preliminary hearing on the proposed formation of Road Improvement District No. 3 was held on January 23, 1996, before the Board of County Commissioners; and

WHEREAS, in accordance with Resolution 19-96, Road Improvement District No. 3 was created on February 26, 1996; and

WHEREAS, following a public meeting with the property owners February 28, 1998, the Board of County Commissioners directed the Department of Public Works to prepare detailed cost estimates for improvements as defined per Resolution 19-96, and

WHEREAS, the Department of Public Works having completed aforementioned cost estimate, informed property owners of the revised cost estimates and surveyed the property owners as to the economic viability for the continuation of the RID No. 3, and

WHEREAS, the Department of Public Works then held an informational public meeting with the property owners and the Board of County Commissioners July 19, 1999, to discuss the results and findings of facts regarding the revised cost estimates and property owner survey. Whereupon the Department of Public Works presented the following facts:

1. The revised 1999 estimated individual parcel assessment for road improvements (\$13,466.00 to \$15,461.00) far exceeds the original estimate (\$6,944 as provided per Jefferson County Resolution 19-96) and said revised assessment exceeds the special property benefit derived from the improvements.
2. Based on the results of the April 1999, informal mail in property owner survey, the project does not appear to be supported by the majority of participants due to high cost, concerns about right-of-way width, loss of road privacy, and other factors.
3. The roads within the Bywater Bay RID #3 would not adequately benefit the County road/transportation system and/or enhance overall County traffic circulation.

WHEREAS, after hearing public testimony on the proposed road improvement the Board did determine, by unanimous vote, to terminate the proceedings and dissolve Road Improvement District No. 3 as set forth in Resolution 19-98.

THEREFORE BE IT RESOLVED by the Board of County Commissioners of Jefferson County, Washington, that all proceedings on Road Improvement District No. 3 are hereby terminated and dissolved.

IT IS FURTHER RESOLVED THAT and any road information, surveys, plans and standards utilized by the County in conjunction with this project shall be made available to the representatives of the former Road Improvement District No. 3, upon request at no additional cost.

PASSED AND ADOPTED By the Board of County Commissioners of Jefferson County, Washington, this 26th day of July, 1999.

APPROVED this 26th day of July, 1999.

SEAL:

ATTEST:

Lorna Delaney
Lorna Delaney
Clerk of the Board

JEFFERSON COUNTY
BOARD OF COMMISSIONERS

Dan Harpole
Dan Harpole, Chairman

(Excused Absence)
Glen Huntingtonford, Member

Richard Wojt
Richard Wojt, Member