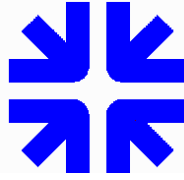


Public Works Committee
Council Member Nora Davis, Chair
Council Member John Fricke



AGENDA

EMERYVILLE PUBLIC WORKS COMMITTEE REGULAR MEETING

Garden Room, City Hall
1333 Park Ave. Emeryville, CA 94608

Thursday, December 17, 2009 @ 9:00AM

All Advisory Committee meetings are noticed as Special City Council Meetings so that any or all of the City Council may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council but must be ratified at a City Council Meeting. All writings that are public records and relate to an agenda item below which are distributed to a majority of the Public Works Committee (including writings distributed to a majority of the Public Work Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

AGENDA

- I. Roll Call
- II. Public Comment
- III. Approval of November 19, 2009 Meeting Minutes
- IV. Action Items
None
- V. Information Items
 - A. Trees along the Emeryville Greenway (**Kaufman**)
 - B. Discussion on the North Hollis Underground Financing Feasibility Study (**Kaufman**)
 - C. Discussion on Potential Grant for Improving the Wetlands Habitat at the Emeryville Marina (**Kaufman**)
 - D. CIP Project Tracking Spreadsheet (**Kaufman**)
 - E. Review of the labor statistics (**Mahoney**)
- VI. Staff Comments
- VII. Committee Member Comments
- VIII. Adjournment

FURTHER INFORMATION may be obtained by contacting Maurice Kaufman, Public Works Director and Committee Secretary, at (510) 596-4334. The next regular meeting is scheduled for May 21, 2009.

DATED: December 11, 2009

Karen Hemphill, City Clerk

Post on: December 11, 2009
Post until: December 18, 2009

EMERYVILLE PUBLIC WORKS COMMITTEE

Thursday, November 19, 2009

PERSONS ATTENDING

1. Nora Davis, Council Member
2. Patrick D. O’Keeffe, City Manager
3. Maurice Kaufman, City Engineer
4. Mike Roberts, Civil Engineer
5. Margaret O’ Brien, Management Analyst Facilities Maintenance
6. Peter Schultze-Allen, Environmental Analyst
7. Graham Warman, Emeryville Resident
8. Valorie Maxwell, Administrative Secretary

MINUTES: Submitted by Valorie Maxwell

- I. **Call to Order**: The meeting was called to order at 9:00 a.m.
- II. **Public Comment**: Graham Warman came to the meeting to discuss concerns on the trees along the Emeryville Greenway. Peter Schultze-Allen briefed the Committee on the results from the tree arborist.
- III. **Agenda Items**:
 1. **Approval of minutes**: The minutes from October 15, 2009 were approved.

Action Items

- A. None

V. Information Items

A. Trees along the Emeryville Greenway (Kaufman).

The City hired Steve Batchelder, who is a tree arborist, to investigate problems with the poplar trees growing on the Greenway. The two most significant problems associated with the Poplar trees are the potential for root related hardscape displacement and crown gall bacterial disease in the trees. Currently there are (37) trees along the Greenway and (23) of them are contact with hardscape and (34) show signs of the gall infection disease.

The tree arborist recommendations include removal of the most disease trees, treatment for the crown gall infection and work on the irrigation in those areas. The root hardscape conflicts can be reduced through root pruning and the use of drain rock under new pavement if and when repairs may be required.

Staff will schedule a meeting with the landscape architect design (Emeryville Greenway Project) and the tree arborist to discuss ways to correct the tree problems. It will be further discussed at the next Public Works meeting.

B. **CIP Project Tracking Spreadsheet (Kaufman)**

Following projects were discussed:

- City Wide Security Improvements: changes to Alarm and Card System
- Corporation Yard Seismic Retrofit
- Corporation Yard ADA Upgrades
- Playground Rehabilitation Project
- Civic Center Garden Level Conference Room Remodel
- Greening of Civic Center
- Police Station Remodel (Temporary Relocation)
- Doyle-Hollis Park Improvements
- Christie Avenue Pedestrian Signal
- I-80 Bike Ped Bridge
- Triangle Traffic Calming Installation, Permanent
- Site B Remediation
- Park Avenue Beautification Improvements
- Undergrounding Hollis St. Powell North
- South Bayfront bike-Ped Overcrossing over Railroad
- Horton Landing Remediation
- Frontage Road Bike Path
- Powell Street Sanitary Sewer
- Powell St. Bioswale/Eastshore State Park

C. **Review of the labor statistics (Mahoney):**

Superintendent Mike Mahoney gave an update on labor statistics report and the increase on illegal dumping throughout the City.

VI. Staff Comments

None

VII. Member Comments:

Council Member Nora Davis had concerns on the parking lot lights at the Amtrak Station.

Adjournment at 10.00 a.m.

MEMORANDUM

DATE: December 17, 2009

TO: Public Works Committee

FROM: Public Works Department

SUBJECT: Information Item: Greenway Landscaping Update

The Greenway design and maintenance team met on site on Thursday, December 10th to go over the issues with the landscaping. The team consisted of:

1. Landscape Architect, Gary Strang, from GLS, who designed the Greenway from 65th to 67th,
2. Consulting Arborist, Steve Batchelder and his assistant Molly Batchelder,
3. New Image representatives, Segi Cabral and his assistant Francisco,
4. Staff members, Peter Schultze-Allen and Margaret O'Brien.

Steve Batchelder will work with New Image to provide the City with an estimate for the investigation and actions that he can either undertake or provide supervision for. The City could work with New Image for most or all of the work that Steve is recommending. Here are his recommendations:

1. Pathogen Identification - Steve can provide positive identification of the cause of the galls and lesions on the trees; be it bacterial or fungal. He will bring in a plant pathologist for site investigation or supply samples for laboratory culture and identification. He will include this in the estimate.
2. Chemical Treatments - He cannot provide application of or recommendations for the application of any chemical treatments. Properly licensed persons are required for this.
3. Tree Removal and Root Pruning – This is best accomplished by a qualified contractor. Steve can perform the root pruning but it is likely best if he provides training and supervision of root pruning. Tree removal would also be undertaken by a landscape contractor. Stump and root removal is also required, particularly for the two likely gall-infected trees that are proposed for removal at this time. The team agreed to recommend to the Public Works Committee the transplanting of the two Red Maples from the corner of Park and Holden to the Greenway to replace the two removed Poplar trees.
4. Elimination or reduction of Turf – It is likely easiest to just mulch on top of the turf. The irrigation can be turned off and mulch be spread around tree and shrub areas. Steve also recommends that the irrigation be turned off in most areas and mulch applied. Turf may need to be removed along walks, etc. to reduce the grade to reduce mulch migration onto the pavement.
5. Cypress Trees – These trees are infected with cypress canker and are located in turf. The team discussed some options for care and future pruning needs of these trees. That will be further defined in the proposal.
6. Tree Pruning – Pruning for all trees needs to be clearly defined. There are a number of mistakes that have been made already. Define first permanent branch and vertical branch spacing.

7. Irrigation – the greenway needs some changes in the irrigation system now that trees and landscaping . Some areas can be changed by simply modifying the controller, but other areas may need heads and lines removed, capped or relocated.

Peter Schultze-Allen, Environmental Programs Analyst
Public Works Department

Maurice Kaufman, Director/City Engineer
Public Works Department



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

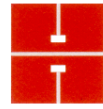
DRAFT

Financing Feasibility Study

Utility Undergrounding Improvements In and Around North Hollis Street

Prepared for:
City of Emeryville

November 25, 2009



Harris & Associates

Program Managers

Construction Managers

Civil Engineers

DRAFT

November 25, 2009

Mr. Maurice Kaufman
Public Works Director / City Engineer
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

**Re: Financing Feasibility Study for Utility Undergrounding Improvements
In and Around North Hollis Street**

Dear Mr. Kaufman:

Harris & Associates hereby submits the Financing Feasibility Study for utility undergrounding improvements in and around north Hollis Street.

Should you have any questions or comments, or need any additional information or services, please let us know.

Sincerely,

Harris & Associates

Joan E. Cox, PE
Vice President

c: Bob Guletz

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I. INTRODUCTION

The City of Emeryville is looking at the feasibility of funding utility undergrounding improvements in and around north Hollis Street through the establishment of a property-based revenue source, such as an assessment district or special tax.

The purpose of this feasibility study is:

1. Identify the feasible funding mechanisms available for funding utility undergrounding projects and the pros and cons of the different mechanisms, including the Municipal Improvement Act of 1913 and the Mello-Roos Community Facilities Act of 1982.
2. Prepare preliminary methodology concepts and alternative apportionment formulas for an Assessment District (AD) and a Mello-Roos Community Facilities Districts (CFD).
3. Compile a preliminary financing budget, based on projected cost estimates provided by the City, and generally analyze the financial impacts associated with the methodology analyses as they relate to the benefiting parcels and various district configurations.

II. ANALYSIS OF AVAILABLE FUNDING MECHANISMS

A. Introduction

This section provides an analysis of available property-based funding mechanisms.

B. Issues to Consider

Establishing a funding source for utility undergrounding improvements requires that several major issues be considered. The new funding source must balance the needs of the City and the unique features of each funding mechanism.

- **Methodology Requirements.** The concept of special benefit is used in some funding tools (particularly assessments). The special benefit concept requires that a property receive unique and special benefit from the City's project or activity as a condition of paying for that project or activity.
- **Voter Pool.** All additional funding mechanisms available to the City will be subject to voter approval of some form or another. The voter pool changes depending upon which type of funding mechanism is used. Property owners vote on assessments. Registered voters approve taxes. The property owners may or may not be registered voters within the City, and the registered voters may or may not own property within the City. This issue of voter pool or "enfranchisement" is often important in selecting a funding mechanism.
- **Vote Weight.** Assessment district votes are weighted by the amount of the assessment. A property with a large assessment has more "vote weight" than properties with small assessments. Special taxes generally operate on the principal of "one person, one vote" and, in some cases "one acre, one vote." As with the issue of the voter pool, the issue of vote weight may determine which funding mechanism is more appropriate for the City.
- **Allowable Projects / Activities.** Different funding mechanisms allow different types of projects and activities to be funded. Assessments are generally limited to projects and activities that provide special benefit to properties (such as capital projects and operation and maintenance activities). Special taxes are not limited at all.

C. Proposition 218

Passed in 1996 and known as the “Right to Vote on Taxes Act,” Proposition 218 added Articles XIII C and XIII D to the California State Constitution. Article XIII C confirmed a 2/3 vote of the electorate for special taxes, and Article XIII D modified the requirements used to establish benefit assessments and property-based fees and charges.

Benefit Assessments

General vs. Special Benefit. Proposition 218 reads, “Only special benefits are assessable and an agency shall separate the general benefits from the special benefits...” General benefits, if they exist, now have to be quantified and these general benefits may not be included in the assessment to the specially benefiting properties within the assessment district.

Public Property. Proposition 218 also reads, “Parcels within a district that are owned or used by any (public) agency... shall not be exempt from the assessment unless the agency can demonstrate ... that (the) parcels in fact receive no special benefit.” Publicly owned parcels must be assessed for the benefit they receive so that the cost of their benefit is not passed on to the other parcels being assessed.

Assessment Ballot Proceedings. Proposition 218 reads, “...Each such notice mailed to owners of identified parcels... shall contain a ballot,” and “In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.” The former Protest Hearing process has now been replaced with an Assessment Balloting process that counts only the ballots that are returned weighted by the proposed assessment amount for each property.

Burden of Proof. Proposition 218 reads, “In any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount on any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question.” Therefore, the benefit nexus and formula must be defensible, as the burden of proof of the validity of the assessment now rests with the public agency.

The July 2008 California Supreme Court ruling against the Santa Clara County Open Space Authority emphasized and clarified the above.

D. Available Funding Mechanisms

The following information has been prepared to provide an easy reference to the different funding mechanisms. Under the heading of each funding mechanism is an outline of the requirements and applications, and the pros and cons for the mechanism.

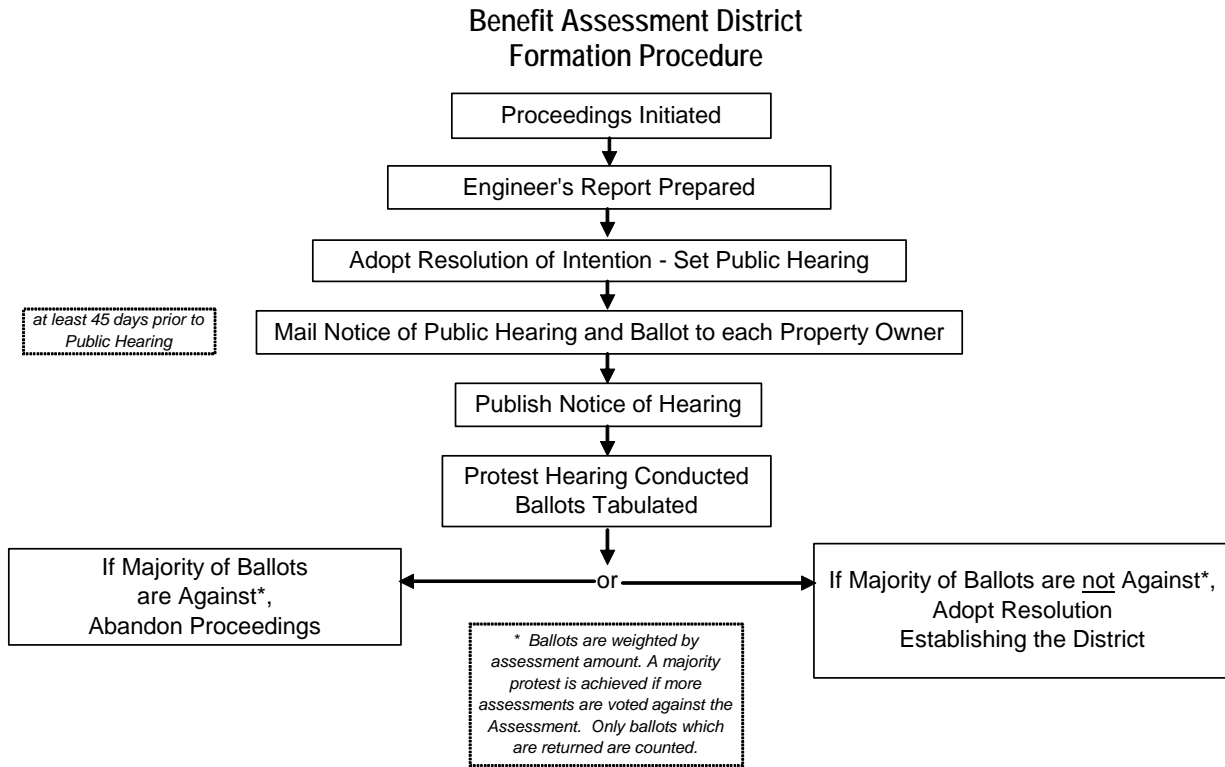
- For the Assessment District (or AD), the Municipal Improvement Act of 1913 (the “1913 Act”) is used.
- For the Special Tax, the Mello-Roos Community Facilities Act of 1982 (the “Mello-Roos Act”) is used to establish a Community Facilities District (CFD).

Flowcharts of the formation processes have also been provided for each mechanism.

1. Benefit Assessment (utilizing the the 1913 Act)

1. Special / general benefit analysis required (only special benefits may be assessed)
2. Public property share of benefit must be “assessed” to the public property
3. Property owner vote
4. Requires 50% approval of ballots returned (weighted by assessment amount)

The following is a flowchart of the formation process for a Benefit Assessment:



Pros:

- a. 50% approval, by assessment amount, of the property owners returning their ballots

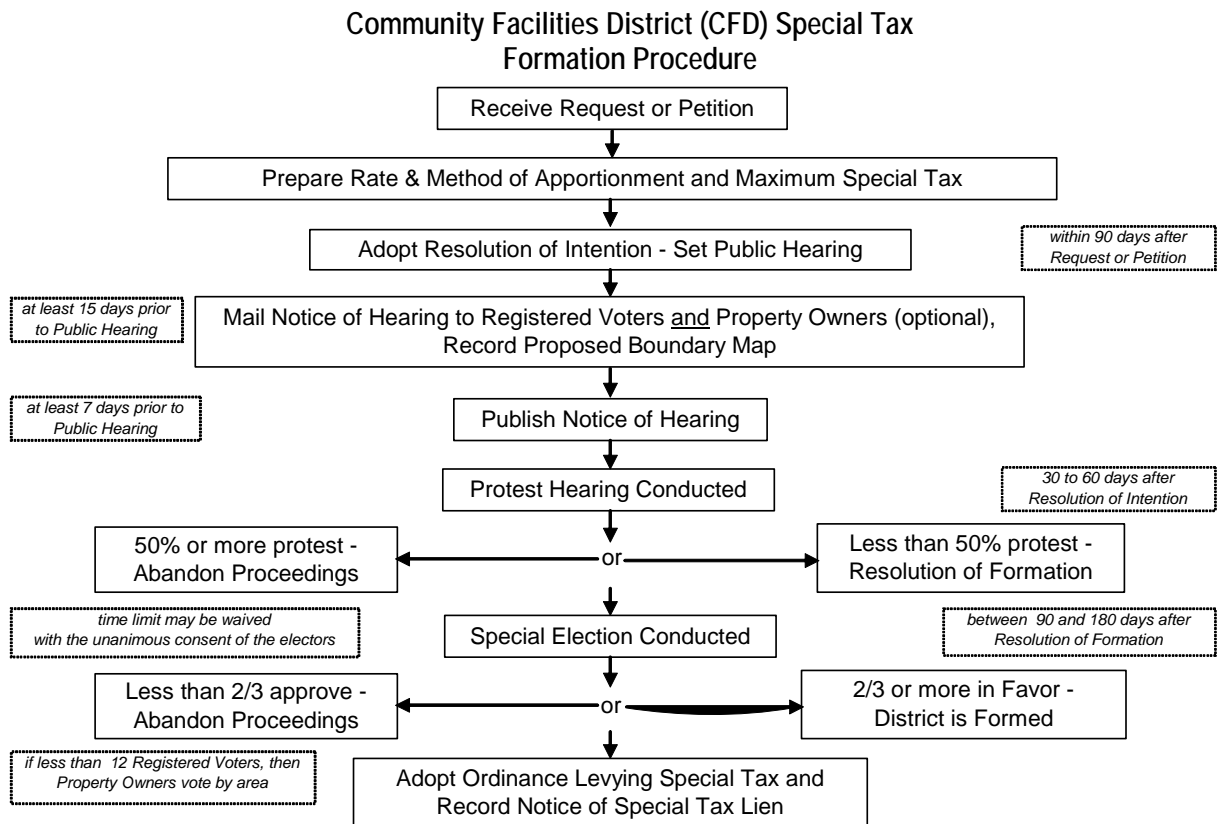
Cons:

- a. Requires a benefit methodology, which must include public property (which are difficult to collect from)
- b. Assessed amounts must exclude any general benefits
- c. Increasing levels of scrutiny and challenge

2. Special Tax (Utilizing the Mello-Roos Act)

1. No benefit analysis required – but tax rate structure must be “reasonable”
2. Registered voter vote, unless there are less than 12 registered voters when it becomes a property owner vote weighted by area of the property.
3. Requires 2/3 approval of tax of the votes cast.

The following is a flowchart of the formation process for a Mello-Roos CFD special tax.



Pros:

- a. Does not require a benefit nexus
- b. Is not limited to funding only “special” benefit
- c. Public property may be excluded
- d. Boundaries are not based on benefit

Cons:

- a. 2/3 approval of registered voters (or property owners, by area, if less than 12 registered voters)

III. PRELIMINARY METHODOLOGY CONCEPTS

A. Introduction

This section provides an analysis of the preliminary methodology concepts and alternative apportionment formulas for an Assessment District (AD) and a Mello-Roos Community Facilities District (CFD).

B. Benefit Assessment District

Section 4.a of Article XIID of the State Constitution (Proposition 218) states that:

“An agency which proposed to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement or for the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency must separate the general benefits from the special benefits conferred on a parcel.”

Additionally, Proposition 218 requires that all parcels that benefit from improvements or services be assessed for that benefit, whether the properties are publicly or privately owned, so City-owned property, as well as properties owned by school districts or other public entities, are required to be assessed unless they are found not to benefit.

The benefit nexus test imposed by Proposition 218 effectively limits the special assessment to funding improvements that directly and specially benefit the properties in the City and funding only the special benefits. If there are any general benefits, they must be identified, quantified and not assessed.

In the July 2008 Supreme Court decision regarding the Santa Clara County Open Space Authority (the “Santa Clara County Case”), the court provided some additional guidance with respect to defining general and special benefits.

1. Special Benefit Discussion

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities and removal of the existing wood poles and the overhead wires will provide a special benefit to the parcels connected to and adjacent to the facilities as follows:

- **Improved Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles.
- **Additional Safety Benefit.** This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain and other unforeseeable events.

- **Connection Benefit.** This benefit relates to the enhanced reliability of service from the utilities being underground, due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines.

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

2. General Benefit Discussion

General benefits to the surrounding community and public in general from undergrounding of the local overhead utilities, such as to the general public visiting the area in cars, on bikes or on foot, are incidental and are adequately offset by the Rule 20B contribution from the utility companies to the utility construction budget.

However, Hollis Street and 65th Street are designated as arterial roadways and, as such, provide vehicular circulation for the City and surrounding community. Of the three benefits identified above, usually only the Additional Safety Benefit is considered to apply to arterial roadways, although sometimes Improved Aesthetics Benefit is also considered to apply. For this analysis, these two benefits are considered for arterial roadways.

Quantifying the arterial general benefit is usually done by relating the amount of through-traffic to the total traffic on the road. Traffic studies that provide this information are sometimes available. If this type of traffic study is not available, then other means of estimating is used, such as estimating the interior lanes are the through-traffic lanes and the exterior lanes are the local traffic lanes. For a four-lane arterial roadway that would mean 50% of the lanes are through-traffic or general benefit lanes.

For arterial roadways such as Hollis and 65th Street, which are two-lane arterials with exterior parking lanes, 50% general benefit is considered a conservative estimate and is used for this analysis.

The arterial general benefit component for the undergrounding can be calculated by attributing 50% through-traffic benefit to the Additional Safety Benefit and Improved Aesthetic Benefit, which is two of three (2/3) undergrounding benefits. Therefore, 1/3 of the cost of undergrounding the improvements along Hollis and 65th Street would be considered the arterial general benefit and would need to be funded from a source outside the assessment district.

3. Benefit Apportionment

To establish the benefit to the individual parcels within the Assessment District, The highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. Properties within this Assessment District have zoning that can incorporate many uses, residential, commercial, industrial and mixed-use commercial. There is a direct correlation between the size of a property and the extent to which a property may develop. Because

parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

The area of each property is rounded to the nearest 100 square feet (sf), which accounts for any minor area calculation inconsistencies.

The area of a residential condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums. Therefore, the common area is not assessed.

As mentioned above, the special benefits from undergrounding the overhead utilities are segregated into three (3) categories. These benefits are assigned Benefit Factors, which are multiplied by the parcel size, to calculate the Benefit Points for each parcel.

The benefit formula is as follows:

$$\text{Parcel Area (rounded Sq Ft)} \times \left[\begin{array}{c} \text{Aesthetics} \\ \text{Benefit} \\ \text{Factor} \end{array} + \begin{array}{c} \text{Safety} \\ \text{Benefit} \\ \text{Factor} \end{array} + \begin{array}{c} \text{Connection} \\ \text{Benefit} \\ \text{Factor} \end{array} \right] = \text{Total Benefit Points}$$

The Benefit Factors can be calculated in a number of ways. Below is a methodology where the Aesthetic and Safety Factors are related to the number of streets adjacent to the parcel that are or are not underground.

Aesthetics Factor: Number of streets underground / number of streets adjacent. If a street is an arterial and the poles are on other side, then count it as ½.

Safety Factor: Number of streets underground / number of streets adjacent. If a street is an arterial and the poles are on other side, then count it as 0.

The Connection Benefit is related to the number of undergrounded utilities available to the property, so the number of utilities available is divided by the number of utilities being undergrounded. It is assumed in this analysis that all utilities being underground will be available to properties, so this benefit factor is 1.0.

Each parcel is apportioned its fair share of the costs based on the Total Benefit Points assigned to the property.

4. Project Configuration

After discussions with staff, Figure 1, below, shows the proposed project configuration, the overhead utilities in and around north Hollis Street and the parcels adjacent to them. This project configuration includes the City's priority streets for undergrounding as well as the streets adjacent to the City property between 62nd Street and 61st Street.

Figure 1 – Proposed Undergrounding Improvement Project



5. AD Estimated Project Costs

For the purposes of this analysis, it is assumed that the cost of undergrounding is \$650 per linear foot and that incidental and financing costs will add an additional 30%.

The estimated costs for this option are as follows:

Construction Costs			
Hollis Street	3,120	LF x \$650 =	\$2,028,000
65th Street	360	LF x \$650 =	\$234,000
Non-Arterial Streets	2,633	LF x \$650 =	\$1,711,450
			<u>\$3,973,450</u>
		Less 1/3 Arterial General Benefit =	<u>(\$754,000)</u>
			\$3,219,450
		Incidentals & Financing @ 30% =	<u>\$965,835</u>
		Total to Assessment District =	\$4,185,285

Preliminary assessment calculations for the parcels in the AD, based on the above cost estimate and the provided methodology, are included in the appendix.

6. Estimated Annual Payment Amounts

Because it is difficult to estimate the future bond market, we are providing two estimates of payment amounts, based on possible interest rates for a 25-year bond term: 7% and 10%. A 10% administration fee has also been added to the annual amounts, which is fairly typical in the industry. These estimated amounts are provided with each option in the Appendix.

C. Mello-Roos Community Facilities District Special Tax

Mello-Roos Special Taxes may fund any type of improvement with a useful life of five or more years, provided a 2/3-voter approval is received. If there are less than 12 registered voters within the boundaries of the CFD, then the 2/3 vote is by properties, weighted by size.

The Special Tax does not need to be broken down into special zones, but can be configured as desired. Properties with registered voters (residential properties) are usually removed from the boundaries to ensure a property owner vote; however, that is not required. Also, public properties are often removed from the district boundaries, as there is no requirement for them to be taxed.

1. Cost Apportionment Options

As there are no benefit nexus or usage proportionality requirements for a CFD, the City has some latitude regarding the configuration of the CFD and/or structure of the tax.

Properties can be taxed based on any tax formula that is deemed palatable enough to pass with a 2/3 vote, as long as the City Council can make a finding that it is reasonable.

The tax formula could be per parcel, based on area or on some other measurable attribute, such as building square feet or frontage. However, because building square feet can change appreciably over the life of the bonds, we do not recommend using it as the basis of apportionment for these types of improvements.

For the purposes of this study, the basis of apportionment is the amount of undergrounded street frontage adjacent to each parcel. This is a fair and reasonable method of spreading the costs. The frontage along a condominium project is divided by the number of condominiums in the complex.

2. Project Configuration

As mentioned above, the City has some latitude as to which parcels to include within a CFD. The following are a few options for CFD configurations.

For comparison purposes, the CFD project is the same as the AD project shown in Figure 1.

3. CFD Estimated Project Costs

The estimated costs for this option are as follows:

Construction Costs			
Hollis Street	3,120	LF x \$650 =	\$2,028,000
65th Street	360	LF x \$650 =	\$234,000
Non-Arterial Streets	2,633	LF x \$650 =	\$1,711,450
			<u>\$3,973,450</u>
		Incidentals & Financing @ 30% =	<u>\$1,192,035</u>
		Total to CFD =	\$5,165,485

Preliminary tax calculations for the parcels in the CFD, based on the above cost estimate and the provided methodology, are included in the appendix.

4. Estimated Annual Payment Amounts

Because it is difficult to estimate the future bond market, we are providing two estimates of payment amounts, based on possible interest rates for a 25-year bond term: 7% and 10%. We have also added a 10% administration fee to the annual amounts, which is fairly typical in the industry. These estimated amounts are provided with each option in the Appendix.

5. Option for Removal of Property with Registered Voters

Because of the flexibility of the CFD with respect to modifying the boundaries as desired for the project, properties with registered voters may be removed if a registered voter vote is not desired for the proceedings.

For instance, the CFD boundaries could be set such that Map Parcel Numbers (shown on Figure 1) 11, 20, 22, 23, 28 through 31, 35, and 49 are excluded, which would reduce the number of registered voters within the CFD boundaries to less than 12. The establishment of the CFD special tax would then be by property owner vote, weighted by parcel area.

If the project was to remain the same and the tax amounts on the remaining parcels stayed as shown in the appendix, then an estimated \$1,681,500 would need to be contributed to the CFD by the City to offset the removal of the various properties.

IV. CONCLUSIONS

Conclusions

Both an Assessment District and a Mello-Roos CFD Special Tax can fund utility undergrounding activities and provides the City with bond financing opportunities.

Each funding mechanism has its own requirements relating to establishment, methodology, voter pool, vote weight, and allowable projects and activities. The table below provides a summary of pertinent information relating to each funding mechanism.

Funding Mechanism	Hearing Required	Vote Required	Voter Pool	Weighted Votes	Rate Structure
Special Assessment	Yes	50%	Property Owners	Yes	Benefit
CFD Special Tax	Yes	2/3	Registered Voters or Property Owners	No	Reasonable

The Special Tax provides the City with the most flexibility. However, the 2/3 voter approval requirement is high, which presents some challenges in terms of adequately conveying the City's goals to the voting public.

The Benefit Assessment provides a more attainable approval threshold, but the requirement to fund general benefits from a different source, the inflexibility of drawing the boundaries of the district (such that certain properties can't be excluded if undergrounding is performed adjacent to it), and the scrutiny that any assessment must endure especially after the Supreme Court Decision in the Santa Clara County case, might make it a less desirable alternative.

AD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Landuse	Rounded Lot SqFt	# of Adjacent Streets	# of Under-gounded Streets	Arterial 1/2 Factor	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Total Benefit Points	Total Estimated Asmt	Estimated Annual Amt	
															25-year bond at 7% int	25-year bond at 10% int
1	049 -1512-003-03	1462 67TH ST	I-G	IND	14,900	2	1		0.5	0.5	1	2	29,800.000	\$26,485	\$2,500	\$3,210
2	049 -1512-002-02	1320 67TH ST	I-G	IND	3,300	2	1		0.5	0.5	1	2	6,600.000	\$5,866	\$554	\$711
3	049 -1511-001-00	6655 HOLLIS ST	I-G	COM	9,500	2	1		0.5	0.5	1	2	19,000.000	\$16,887	\$1,594	\$2,046
4	049 -1511-002-01	6647 HOLLIS ST	I-G	IND	12,600	1	1		1	1	1	3	37,800.000	\$33,595	\$3,171	\$4,071
5	049 -1511-003-02	6613 HOLLIS ST	I-G	IND	6,800	2	1		0.5	0.5	1	2	13,600.000	\$12,087	\$1,141	\$1,465
6	049 -1508-007-00	1321 67TH ST	I-L	IND	38,800	3	1		0.333	0.333	1	1.667	64,666.667	\$57,472	\$5,425	\$6,965
7	049 -1508-006-00	1315 67TH ST	I-L	IND	82,200	2	1		0.5	0.5	1	2	164,400.000	\$146,109	\$13,791	\$17,707
8	049 -1508-010-02	1289 67TH ST	I-L	IND	69,700	2	1		0.5	0.5	1	2	139,400.000	\$123,891	\$11,694	\$15,014
9	049 -1508-002-00	1266 66TH ST	I-L	COM	31,400	1	1		1	1	1	3	94,200.000	\$83,720	\$7,902	\$10,146
10	049 -1545-001-00	66TH ST	O-R	PARK	14,200	2	1		0.5	0.5	1	2	28,400.000	\$25,241	\$2,383	\$3,059
11	049 -1545-158-00	1230 66TH ST	I-L	CONDO	1,400	1	1		1	1	1	3	4,200.000	\$3,733	\$352	\$452
11	049 -1545-159-00	1228 66TH ST	I-L	CONDO	1,400	1	1		1	1	1	3	4,200.000	\$3,733	\$352	\$452
11	049 -1545-160-00	1226 66TH ST	I-L	CONDO	1,400	1	1		1	1	1	3	4,200.000	\$3,733	\$352	\$452
12	049 -1510-003-01	6529 HOLLIS ST	I-G	COM	219,100	3	1		0.333	0.333	1	1.667	365,166.667	\$324,539	\$30,634	\$39,330
13	049 -1540-006-00	6598 HOLLIS ST	I-L	IND	14,000	2	2		1	1	1	3	42,000.000	\$37,328	\$3,523	\$4,524
14	049 -1540-007-00	1320 65TH ST	I-L	COM	7,000	2	1		0.5	0.5	1	2	14,000.000	\$12,443	\$1,175	\$1,508
15	049 -1540-005-00	1309 66TH ST	I-L	IND	7,700	1	1		1	1	1	3	23,100.000	\$20,530	\$1,938	\$2,488
16	049 -1540-004-00	1307 66TH ST	I-L	IND	15,500	1	1		1	1	1	3	46,500.000	\$41,327	\$3,901	\$5,008
17	049 -1540-003-00	1301 66TH ST	I-L	IND	7,800	1	1		1	1	1	3	23,400.000	\$20,797	\$1,963	\$2,520
18	049 -1540-002-00	1287 66TH ST	I-L	IND	15,500	1	1		1	1	1	3	46,500.000	\$41,327	\$3,901	\$5,008
19	049 -1540-001-00	1285 66TH ST	I-L	IND	15,500	1	1		1	1	1	3	46,500.000	\$41,327	\$3,901	\$5,008
20	049 -1541-064-00	1283 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-065-00	1279 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-066-00	1275 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-067-00	1271 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-068-00	1267 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-069-00	1261 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-070-00	1257 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-071-00	1253 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-072-00	1249 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-073-00	1245 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-074-00	206 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-075-00	204 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-076-00	202 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-077-00	107 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-078-00	105 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-079-00	103 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-080-00	101 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-081-00	1262 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-082-00	1258 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-083-00	1254 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-084-00	1248 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-085-00	1244 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-086-00	301 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-087-00	303 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-088-00	305 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-089-00	402 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-090-00	404 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-091-00	1281 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-092-00	1277 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215

AD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Landuse	Rounded Lot SqFt	# of Adjacent Streets	# of Under-gounded Streets	Arterial 1/2 Factor	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Total Benefit Points	Total Estimated Asmt	Estimated Annual Amt	
															25-year bond at 7% int	25-year bond at 10% int
20	049 -1541-093-00	1273 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-094-00	1269 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-095-00	1265 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-096-00	1263 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-097-00	1259 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-098-00	1255 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-099-00	1251 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-100-00	1247 66TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-102-00	205 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-103-00	203 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-104-00	201 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-106-00	108 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-107-00	106 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-108-00	104 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-109-00	102 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-111-00	1264 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-112-00	1260 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-113-00	1256 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-114-00	1252 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-115-00	1250 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-116-00	1246 65TH ST	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-118-00	302 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-119-00	304 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-120-00	306 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-122-00	401 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
20	049 -1541-123-00	403 LIQUID SUGAR DR	I-L	CONDO	1,000	2	1		0.5	0.5	1	2	2,000.000	\$1,778	\$168	\$215
21	049 -1541-001-00	65TH ST	O-R	PARK	15,100	2	1		0.5	0.5	1	2	30,200.000	\$26,840	\$2,533	\$3,253
22	049 -1541-013-00	1200 65TH ST 101	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-014-00	1200 65TH ST 102	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-015-00	1200 65TH ST 103	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-016-00	1200 65TH ST 104	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-017-00	1200 65TH ST 105	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-018-00	1200 65TH ST 106	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-019-00	1200 65TH ST 107	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-020-00	1200 65TH ST 108	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-021-00	1200 65TH ST 109	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-022-00	1200 65TH ST 110	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-023-00	1200 65TH ST 111	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-024-00	1200 65TH ST 201	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-025-00	1200 65TH ST 202	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-026-00	1200 65TH ST 203	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-027-00	1200 65TH ST 204	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-028-00	1200 65TH ST 205	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-029-00	1200 65TH ST 206	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-030-00	1200 65TH ST 207	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-031-00	1200 65TH ST 208	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-032-00	1200 65TH ST 209	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-033-00	1200 65TH ST 210	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-034-00	1200 65TH ST 211	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-035-00	1200 65TH ST 212	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242

AD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Landuse	Rounded Lot SqFt	# of Adjacent Streets	# of Under-gounded Streets	Arterial 1/2 Factor	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Total Benefit Points	Total Estimated Asmt	Estimated Annual Amt	
															25-year bond at 7% int	25-year bond at 10% int
22	049 -1541-036-00	1200 65TH ST 213	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-037-00	1200 65TH ST 214	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-038-00	1200 65TH ST 215	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-039-00	1200 65TH ST 216	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-040-00	1200 65TH ST 217	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-041-00	1200 65TH ST 218	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-042-00	1200 65TH ST 219	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-043-00	1200 65TH ST 220	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-044-00	1200 65TH ST 221	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-045-00	1200 65TH ST 222	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-046-00	1200 65TH ST 223	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-047-00	1200 65TH ST 224	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-048-00	1200 65TH ST 225	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-049-00	1200 65TH ST 226	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-050-00	1200 65TH ST 227	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-051-00	1200 65TH ST 228	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-052-00	1200 65TH ST 229	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-053-00	1200 65TH ST 230	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-054-00	1200 65TH ST 231	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-055-00	1200 65TH ST 232	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-056-00	1200 65TH ST 233	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-057-00	1200 65TH ST 301	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-058-00	1200 65TH ST 302	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-059-00	1200 65TH ST 303	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-060-00	1200 65TH ST 304	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-061-00	1200 65TH ST 305	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
22	049 -1541-062-00	1200 65TH ST 306	I-L	CONDO	900	3	3	Y	0.833	0.667	1	2.5	2,250.000	\$2,000	\$189	\$242
23	016 -1528-113-00	6562 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
23	016 -1528-114-00	6560 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
23	016 -1528-115-00	6558 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
23	016 -1528-116-00	6556 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
23	016 -1528-117-00	6554 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
23	016 -1528-118-00	6552 VALLEJO ST	I-L	CONDO	2,100	1	1		1	1	1	3	6,300.000	\$5,600	\$529	\$679
24	049 -1506-006-00	1150 65TH ST	I-L	IND	12,700	2	2	Y	0.75	0.5	1	2.25	28,575.000	\$25,396	\$2,397	\$3,078
25	049 -1504-002-00	1265 65TH ST	I-L	IND	14,700	1	1		1	1	1	3	44,100.000	\$39,194	\$3,700	\$4,750
26	049 -1504-008-00	65TH ST	I-L	PKLOT	17,300	1	1		1	1	1	3	51,900.000	\$46,126	\$4,354	\$5,590
27	049 -1504-009-00	1259 65TH ST	I-L	PKLOT	17,300	2	2		1	1	1	3	51,900.000	\$46,126	\$4,354	\$5,590
28	049 -1505-007-00	1195 65TH ST	I-L	IND	5,500	2	2		1	1	1	3	16,500.000	\$14,665	\$1,384	\$1,777
29	049 -1505-009-00	6476 VALLEJO ST	I-L	SFR	3,000	1	1		1	1	1	3	9,000.000	\$7,999	\$755	\$969
30	049 -1505-011-01	6470 VALLEJO ST	I-L	SFR	3,000	1	1		1	1	1	3	9,000.000	\$7,999	\$755	\$969
31	049 -1505-013-00	6466 VALLEJO ST	I-L	SFR	2,400	1	1		1	1	1	3	7,200.000	\$6,399	\$604	\$775
32	049 -1500-001-01	6401 HOLLIS ST	I-L	COM	158,100	2	2	Y	0.75	0.5	1	2.25	355,725.000	\$316,148	\$29,842	\$38,313
33	049 -1484-008-02	6460 HOLLIS ST	I-L	IND	12,900	2	2		1	1	1	3	38,700.000	\$34,395	\$3,247	\$4,168
34	049 -1484-007-00	OCEAN AVE	I-L	VAC	11,600	1	1		1	1	1	3	34,800.000	\$30,929	\$2,919	\$3,748
35	049 -1484-009-00	1370 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614
35	049 -1484-010-00	1372 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614
35	049 -1484-011-00	1374 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614
35	049 -1484-012-00	1376 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614
35	049 -1484-013-00	1378 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614
35	049 -1484-014-00	1380 OCEAN AVE	I-L	IND	1,900	1	1		1	1	1	3	5,700.000	\$5,066	\$478	\$614

AD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Landuse	Rounded Lot SqFt	# of Adjacent Streets	# of Under-gounded Streets	Arterial 1/2 Factor	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Total Benefit Points	Total Estimated Asmt	Estimated Annual Amt	
															25-year bond at 7% int	25-year bond at 10% int
36	049 -1483-005-00	6450 HOLLIS ST	I-L	COM	49,700	3	3		1	1	1	3	149,100.000	\$132,512	\$12,508	\$16,059
37	049 -1487-001-01	6355 HOLLIS ST	I-L	IND	15,700	2	2		1	1	1	3	47,100.000	\$41,860	\$3,951	\$5,073
38	049 -1487-002-02	HOLLIS ST	I-L	GOV	28,400	2	2		1	1	1	3	85,200.000	\$75,721	\$7,147	\$9,176
39	049 -1482-001-01	1310 63RD ST	I-L	IND	91,000	4	3		0.75	0.75	1	2.5	227,500.000	\$202,189	\$19,085	\$24,503
40	049 -1482-006-00	1456 63RD ST	I-L	IND	8,400	2	2	Y	0.75	0.5	1	2.25	18,900.000	\$16,798	\$1,586	\$2,036
41	049 -1488-001-00	6261 HOLLIS ST	I-L	IND	172,900	4	3		0.75	0.75	1	2.5	432,250.000	\$384,158	\$36,261	\$46,555
42	049 -1481-002-00	6262 HOLLIS ST	I-L	IND	7,700	2	2		1	1	1	3	23,100.000	\$20,530	\$1,938	\$2,488
43	049 -1481-001-02	1334 62ND ST	I-L	IND	20,600	2	2		1	1	1	3	61,800.000	\$54,925	\$5,184	\$6,656
44	049 -1481-001-04	6201 DOYLE ST	I-L	COM	39,000	2	1		0.5	0.5	1	2	78,000.000	\$69,322	\$6,543	\$8,401
45	049 -1489-013-03	6121 HOLLIS ST	M-U	COM	171,600	2	2		1	1	1	3	514,800.000	\$457,524	\$43,186	\$55,446
46	049 -1489-009-02	5915 HOLLIS ST	M-U	COM	31,900	2	1		0.5	0.5	1	2	63,800.000	\$56,702	\$5,352	\$6,872
47	049 -1480-002-01	1379 62ND ST	O-R	GOV	18,000	3	3		1	1	1	3	54,000.000	\$47,992	\$4,530	\$5,816
48	049 -1480-001-00	1379 62ND ST	O-R	GOV	37,800	3	2		0.667	0.667	1	2.333	88,200.000	\$78,387	\$7,399	\$9,499
49	049 -1477-001-01	5900 HOLLIS ST	I-L	RES/COM	171,700	4	2		0.5	0.5	1	2	343,400.000	\$305,194	\$28,808	\$36,986
50	049 -1327-001-09	5885 HOLLIS ST	M-U	COM	95,800	2	1	Y	0.25	0	1	1.25	119,750.000	\$106,427	\$10,046	\$12,898
51	049 -1328-001-02	5850 HOLLIS ST	M-U	IND	48,100	2	1		0.5	0.5	1	2	96,200.000	\$85,497	\$8,070	\$10,361
52	049 -1328-003-02	5812 HOLLIS ST	M-U	IND	38,800	1	1		1	1	1	3	116,400.000	\$103,450	\$9,765	\$12,537
													4,709,233.333	\$4,185,360		

CFD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Land Use	Under-grounded Frontage	Total Estimated Tax	Estimated Annual Amt	
							25-year bond at 7% int	25-year bond at 10% int
1	049 -1512-003-03	1462 67TH ST	I-G	IND	245	\$61,100	\$5,767	\$7,405
2	049 -1512-002-02	1320 67TH ST	I-G	IND	140	\$34,914	\$3,296	\$4,231
3	049 -1511-001-00	6655 HOLLIS ST	I-G	COM	195	\$48,630	\$4,590	\$5,893
4	049 -1511-002-01	6647 HOLLIS ST	I-G	IND	130	\$32,420	\$3,060	\$3,929
5	049 -1511-003-02	6613 HOLLIS ST	I-G	IND	165	\$41,149	\$3,884	\$4,987
6	049 -1508-007-00	1321 67TH ST	I-L	IND	560	\$139,655	\$13,182	\$16,924
7	049 -1508-006-00	1315 67TH ST	I-L	IND	530	\$132,174	\$12,476	\$16,018
8	049 -1508-010-02	1289 67TH ST	I-L	IND	450	\$112,223	\$10,593	\$13,600
9	049 -1508-002-00	1266 66TH ST	I-L	COM	247	\$61,598	\$5,814	\$7,465
10	049 -1545-001-00	66TH ST	O-R	PARK	44	\$10,973	\$1,036	\$1,330
11	049 -1545-158-00	1230 66TH ST	I-L	CONDO	19	\$4,739	\$447	\$574
11	049 -1545-159-00	1228 66TH ST	I-L	CONDO	19	\$4,739	\$447	\$574
11	049 -1545-160-00	1226 66TH ST	I-L	CONDO	19	\$4,739	\$447	\$574
12	049 -1510-003-01	6529 HOLLIS ST	I-G	COM	1,034	\$257,863	\$24,340	\$31,250
13	049 -1540-006-00	6598 HOLLIS ST	I-L	IND	245	\$61,100	\$5,767	\$7,405
14	049 -1540-007-00	1320 65TH ST	I-L	COM	155	\$38,655	\$3,649	\$4,684
15	049 -1540-005-00	1309 66TH ST	I-L	IND	54	\$13,467	\$1,271	\$1,632
16	049 -1540-004-00	1307 66TH ST	I-L	IND	96	\$23,941	\$2,260	\$2,901
17	049 -1540-003-00	1301 66TH ST	I-L	IND	50	\$12,470	\$1,177	\$1,511
18	049 -1540-002-00	1287 66TH ST	I-L	IND	100	\$24,939	\$2,354	\$3,022
19	049 -1540-001-00	1285 66TH ST	I-L	IND	100	\$24,939	\$2,354	\$3,022
20	049 -1541-064-00	1283 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-065-00	1279 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-066-00	1275 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-067-00	1271 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-068-00	1267 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-069-00	1261 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-070-00	1257 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-071-00	1253 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-072-00	1249 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-073-00	1245 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-074-00	206 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-075-00	204 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-076-00	202 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-077-00	107 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-078-00	105 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-079-00	103 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-080-00	101 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-081-00	1262 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-082-00	1258 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-083-00	1254 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-084-00	1248 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049 -1541-085-00	1244 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151

CFD Option

Map Parcel No.	Assessor's Parcel Number	Situs Address	City Zone Code	Current Land Use	Under-grounded Frontage	Total Estimated Tax	Estimated Annual Amt	
							25-year bond at 7% int	25-year bond at 10% int
20	049-1541-086-00	301 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-087-00	303 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-088-00	305 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-089-00	402 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-090-00	404 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-091-00	1281 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-092-00	1277 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-093-00	1273 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-094-00	1269 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-095-00	1265 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-096-00	1263 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-097-00	1259 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-098-00	1255 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-099-00	1251 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-100-00	1247 66TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-102-00	205 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-103-00	203 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-104-00	201 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-106-00	108 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-107-00	106 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-108-00	104 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-109-00	102 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-111-00	1264 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-112-00	1260 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-113-00	1256 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-114-00	1252 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-115-00	1250 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-116-00	1246 65TH ST	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-118-00	302 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-119-00	304 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-120-00	306 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-122-00	401 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
20	049-1541-123-00	403 LIQUID SUGAR DR	I-L	CONDO	5	\$1,247	\$118	\$151
21	049-1541-001-00	65TH ST	O-R	PARK	86	\$21,447	\$2,024	\$2,599
22	049-1541-013-00	1200 65TH ST 101	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-014-00	1200 65TH ST 102	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-015-00	1200 65TH ST 103	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-016-00	1200 65TH ST 104	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-017-00	1200 65TH ST 105	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-018-00	1200 65TH ST 106	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-019-00	1200 65TH ST 107	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-020-00	1200 65TH ST 108	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049-1541-021-00	1200 65TH ST 109	I-L	CONDO	100	\$24,939	\$2,354	\$3,022

CFD Option

Map Parcel No.	Assessor's Parcel Number	Situa Address	City Zone Code	Current Land Use	Under-grounded Frontage	Total Estimated Tax	Estimated Annual Amt	
							25-year bond at 7% int	25-year bond at 10% int
22	049 -1541-022-00	1200 65TH ST 110	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-023-00	1200 65TH ST 111	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-024-00	1200 65TH ST 201	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-025-00	1200 65TH ST 202	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-026-00	1200 65TH ST 203	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-027-00	1200 65TH ST 204	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-028-00	1200 65TH ST 205	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-029-00	1200 65TH ST 206	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-030-00	1200 65TH ST 207	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-031-00	1200 65TH ST 208	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-032-00	1200 65TH ST 209	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-033-00	1200 65TH ST 210	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-034-00	1200 65TH ST 211	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-035-00	1200 65TH ST 212	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-036-00	1200 65TH ST 213	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-037-00	1200 65TH ST 214	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-038-00	1200 65TH ST 215	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-039-00	1200 65TH ST 216	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-040-00	1200 65TH ST 217	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-041-00	1200 65TH ST 218	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-042-00	1200 65TH ST 219	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-043-00	1200 65TH ST 220	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-044-00	1200 65TH ST 221	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-045-00	1200 65TH ST 222	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-046-00	1200 65TH ST 223	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-047-00	1200 65TH ST 224	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-048-00	1200 65TH ST 225	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-049-00	1200 65TH ST 226	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-050-00	1200 65TH ST 227	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-051-00	1200 65TH ST 228	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-052-00	1200 65TH ST 229	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-053-00	1200 65TH ST 230	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-054-00	1200 65TH ST 231	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-055-00	1200 65TH ST 232	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-056-00	1200 65TH ST 233	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-057-00	1200 65TH ST 301	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-058-00	1200 65TH ST 302	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-059-00	1200 65TH ST 303	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-060-00	1200 65TH ST 304	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-061-00	1200 65TH ST 305	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
22	049 -1541-062-00	1200 65TH ST 306	I-L	CONDO	100	\$24,939	\$2,354	\$3,022
23	016 -1528-113-00	6562 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786
23	016 -1528-114-00	6560 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786

CFD Option

Map Parcel No.	Assessor's Parcel Number	Situation Address	City Zone Code	Current Land Use	Under-grounded Frontage	Total Estimated Tax	Estimated Annual Amt	
							25-year bond at 7% int	25-year bond at 10% int
23	016 -1528-115-00	6558 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786
23	016 -1528-116-00	6556 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786
23	016 -1528-117-00	6554 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786
23	016 -1528-118-00	6552 VALLEJO ST	I-L	CONDO	26	\$6,484	\$612	\$786
24	049 -1506-006-00	1150 65TH ST	I-L	IND	237	\$59,104	\$5,579	\$7,163
25	049 -1504-002-00	1265 65TH ST	I-L	IND	35	\$8,729	\$824	\$1,058
26	049 -1504-008-00	65TH ST	I-L	PKLOT	91	\$22,694	\$2,142	\$2,750
27	049 -1504-009-00	1259 65TH ST	I-L	PKLOT	275	\$68,581	\$6,473	\$8,311
28	049 -1505-007-00	1195 65TH ST	I-L	IND	158	\$39,403	\$3,719	\$4,775
29	049 -1505-009-00	6476 VALLEJO ST	I-L	SFR	38	\$9,477	\$895	\$1,148
30	049 -1505-011-01	6470 VALLEJO ST	I-L	SFR	38	\$9,477	\$895	\$1,148
31	049 -1505-013-00	6466 VALLEJO ST	I-L	SFR	30	\$7,482	\$706	\$907
32	049 -1500-001-01	6401 HOLLIS ST	I-L	COM	785	\$195,767	\$18,479	\$23,724
33	049 -1484-008-02	6460 HOLLIS ST	I-L	IND	217	\$54,117	\$5,108	\$6,558
34	049 -1484-007-00	OCEAN AVE	I-L	VAC	100	\$24,939	\$2,354	\$3,022
35	049 -1484-009-00	1370 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
35	049 -1484-010-00	1372 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
35	049 -1484-011-00	1374 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
35	049 -1484-012-00	1376 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
35	049 -1484-013-00	1378 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
35	049 -1484-014-00	1380 OCEAN AVE	I-L	IND	17	\$4,240	\$400	\$514
36	049 -1483-005-00	6450 HOLLIS ST	I-L	COM	684	\$170,579	\$16,101	\$20,672
37	049 -1487-001-01	6355 HOLLIS ST	I-L	IND	255	\$63,593	\$6,003	\$7,707
38	049 -1487-002-02	HOLLIS ST	I-L	GOV	342	\$85,290	\$8,051	\$10,336
39	049 -1482-001-01	1310 63RD ST	I-L	IND	868	\$216,466	\$20,432	\$26,233
40	049 -1482-006-00	1456 63RD ST	I-L	IND	200	\$49,877	\$4,708	\$6,044
41	049 -1488-001-00	6261 HOLLIS ST	I-L	IND	1,612	\$402,007	\$37,946	\$48,718
42	049 -1481-002-00	6262 HOLLIS ST	I-L	IND	60	\$14,964	\$1,412	\$1,813
43	049 -1481-001-02	1334 62ND ST	I-L	IND	160	\$39,902	\$3,766	\$4,836
44	049 -1481-001-04	6201 DOYLE ST	I-L	COM	300	\$74,816	\$7,062	\$9,067
45	049 -1489-013-03	6121 HOLLIS ST	M-U	COM	914	\$227,937	\$21,515	\$27,623
46	049 -1489-009-02	5915 HOLLIS ST	M-U	COM	135	\$33,667	\$3,178	\$4,080
47	049 -1480-002-01	1379 62ND ST	O-R	GOV	419	\$104,492	\$9,863	\$12,663
48	049 -1480-001-00	1379 62ND ST	O-R	GOV	622	\$155,117	\$14,642	\$18,798
49	049 -1477-001-01	5900 HOLLIS ST	I-L	RES/COM	889	\$221,703	\$20,927	\$26,868
50	049 -1327-001-09	5885 HOLLIS ST	M-U	COM	470	\$117,211	\$11,064	\$14,204
51	049 -1328-001-02	5850 HOLLIS ST	M-U	IND	180	\$44,890	\$4,237	\$5,440
52	049 -1328-003-02	5812 HOLLIS ST	M-U	IND	383	\$95,514	\$9,016	\$11,575
					20,713	\$5,165,548		

Public Works Department
Capital Projects 8, 2009

		Project Location	Status/Comments	Design/ Consultant Procurement	PS&E	City Council approves Plans & Specs	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
MO	1	CF-ON City Wide Security Improvements: changes to Alarm and Card system	Implementation to take place in December 2009 & January 2010					A Oct 09	T Dec 09	
MO	2	Corporation Yard ADA Upgrades	FEMA required ADA upgrades. Architect retained to design and create specs & bid documents	A May 09		T Jan 2010	T Mar 10	T April 10	T May 10	T Sept 10
MO	3	ECDC Playground Rehabilitation Project	Council approval of contract planned for Nov 17, 2009. Construction expected January 2010.		A July 09	A July 09	A Oct 09	A Nov 09	T Late Feb/Mar 10	T July 10
MO	4	Roof at Senior Center	In process of retaining Structural firm to assess roof for solar							
-	5	CF-04 Vehicle Station Wash	Subject to staff availability							
MO	6	Civic Center Garden Level Conf Room Remodel	At the direction of the City Council the scope of the work was scaled back and is still in design		A Aug 09	A Sept 09	T Jan 10	T Feb 10	T Mar 10	T June 10
MO	7	Greening of Civic Center	Council Approved. Bid packages being assembled.		T 21July 09	A July 09	T Jan 10	T Jan 10	T Jan 10	T April 10
MO	8	Police Station Remodel (Temporary Relocation)	Both the Site Civil and the Modular Contracts were awarded and in the process of construction.		T 21July 09	A 18 Aug 09	T 23 Sept 09	T 6 Oct 09	A Nov 09	T FMar 10
MO	9	Police Station Remodel (Renovation)	Completed process to prequalify contractors for bidding.				T Feb 10	T March 10	T April 10	T Feb 11
MR	10	CF-04 Doyle-Hollis Park Improvements	Contract still working on punch list items.			T April 08	T 30 July 08	T 19 Aug 08	A 8 Sept 08	T Dec 09
	11	TR-ON Slurry Seal 08-09	Subject to staff availability.						Summer 2010	
-	12	TR-95 Traffic Signal at Harlan & 40th	Subject to staff availability							
MK	13	Christie Avenue Pedestrian Signal	Waiting for contractor to install bollards before project is accepted as complete by the City Council.	A 7 Oct 08		A 7 April 09	T 24 June 09	A 21 July 09	T 21 Sept 09	T 17 Nov 09

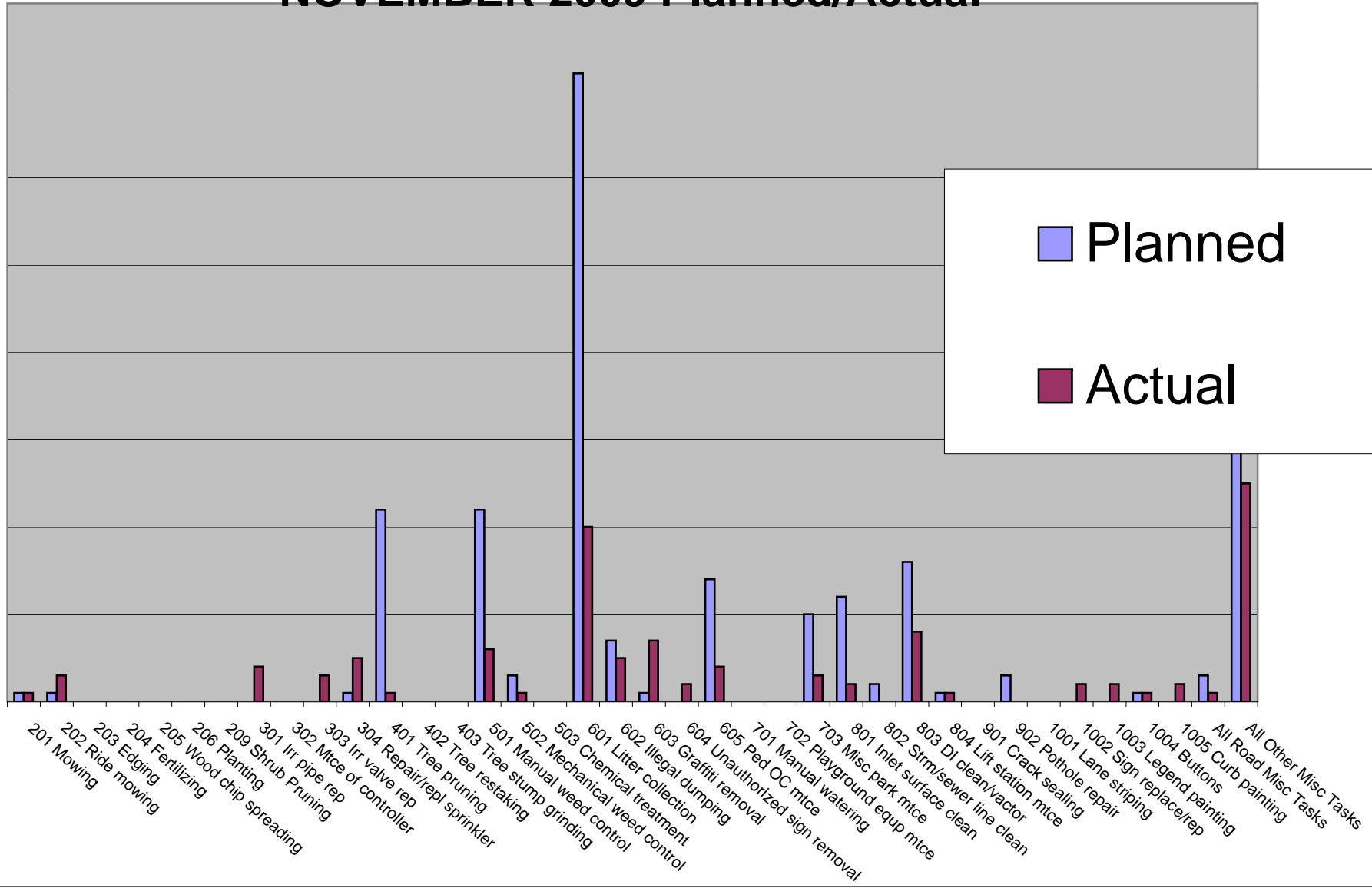
		Project Location	Status/Comments	Design/ Consultant Procurement	PS&E	City Council approves Plans & Specs	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
MK	14	I-80 Bike Ped Bridge	PID/PRS is complete and approved by Catrans. Now beginning work on Environmental Document.	A 17 June 08				Not applicable	Not applicable	Not Applicable
MR	15	TR-07 Triangle Traffic Calming Installation, Permanent		T 7 Oct 08	T May 09	T 3 Feb 2010	T Mar 2010	T Apr 10	T May 2010	T Oct 2010
	16	TR-07 Railroad Quiet Zones	On Hold until CIP update in 2010	A Nov 07						
MK	17	Site B Remediation				T Mar 08	A 20 May 08	A 3 June 08	A 7 July 08	T Jan 10
MR	18	SB-02 Park Avenue Beautification Improvements			T Feb 07	A 19 Dec 06	A 26 March 09	A 21 April 09	A June 09	T Aug 10
MK	19	SB-07 Undergrounding Hollis St, Powell North	Assessment district study underway. Expected to bring to PWC in Dec 09	A 2 Sept 08						
-	20	SB-07 East Emeryville Lighting Improvements	Staff has installed 200 watt cobra heads on 43, 45, 47th 48th, Saleme and Esseex Streets. Investigating LED fixtures for Adeline Street.						A June 08	
MD	21	PB-02 South Bayfront Bike-Ped Overcrossing over Railroad		T Aug 07					T June 10	
MD	22	Horton Landing Remediation	To be performed as part of SBF Bike Ped Overcrossing construction.	A Jan 09					T June 10	
-	23	Frontage Rd Bike Path	The intersection change in front of Seibel bldg. is subject to staff availability							
MK	24	PB-05 Bike-Ped Safety Improvements at 4 Intersections	Plans incorporating Catrans comments were submitted to Caltrans in December 08 for encroachment permit approval.		T Nov 08	T Feb 10	T April 10	T May 10	T June 10	T Oct 10
MK	25	PB-07 53/55th Bike Path	Appraisal of Easement is complete. Attorneys have requested minor revisions to the easements prior to making offer.							
MR	26	SS-ON Powell Street Sanitary Sewer	Construction has been postponed until Jan 3, 2010 in order to avoid impacts to holiday traffic.			T 21 July 09	T 17 Sept 09	T 6 Oct 09	T 3 Jan 10	T Mar 10
MR	27	SS-ON 65th St. Sanitary Sewer				T 21 July 09	T 17 Sept 09	T 6 Oct 09	A 2 Nov 09	T Mar 10
MR	28	SD-02 64th St Trunk Storm Drain	Alameda County Flood Control District working on design.						T Summer 10	
	29	Powell St. Bridge Joint Seal	Subject to staff availability							
MK/DK	30	Powell St. Bioswale/Eastshore State Park	Staff working on RFP for consultant selection for Eastshore State Park							
	31	Lumec Street Light Painting on San Pablo and 40th Street	Subject to staff availability							

		Project Location	Status/Comments	Design/ Consultant Procurement	PS&E	City Council approves Plans & Specs	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
MK	34	CF-00 Corporation Yard Seismic Retrofit		A April 07	A Aug 08	A July 08	A 23 April 09	A 19 May 09	A June 09	A 17 Nov 09
MO	33	Fence at Temescal Creek Park	Contract awarded by Council 4/7/09. Construction is in progress.	T Jan 09		A Feb, 09	A 20Mar 09	A 7 Apr 09	A July 09	A 5 Oct 09
PC	32	Shellmound Street Sidewalk	Designing in house			A 21Oct 08	A2 Dec 08	A 16 Dec 08	A Jan 09	A March 09
MR	31	TR-ON Slurry Seal 07-08				T Aug 08	A 5Aug08	T 19 Aug 08	A 6 Oct 08	T 3 Mar 09
MK	30	UPRR Parcel Remediation (Adjacent to Sherwin Williams)	under construction, on schedule			T Mar 08	A 10April 08	A 15 April 08	A6May08	A 20 Jan 09
MK	29	TR-07 Triangle Traffic Calming Installation, Trial	Speed Tables installed on 47th Street in early December 08			A May 07	A June 07	A June 19 07	A Aug 07	T Oct 08
MK	28	MA-08 Navigation Channel Dredging	Dredging underway and to be completed by December 11, 2008				T 10 Nov 09		T Nov 08	
-	27	PG&E New Electric Circuit	PG&E circuit construction complete, PG&E finalizing Street Restoration.							
MK	26	PB-07 Doyle Street/Powell Street Bike-Ped friendly Traffic Signal Installation	Project is now unfunded and work is complete for now.							
MO	25	CF-ON Fire Station Doors at Station No. 1	Taken to Council for completion Oct 21, 2008			A July 2007	A 4 Dec 07	A5Jan 07	A March 08	OCT 21, 2008
MO	24	Replacement of Stove and Ice maker at Senior Center				Not applicable	Not applicable	Not applicable	T 30 Sept 08	N/A
MO	23	CF-03 Recreation Facility/Pool					A23January 08	A 5 Feb 08	A Mar 08	T 2 Sept 08
MO	22	CF-ON Sand and Refinish hardwood floors at Senior Center				Not applicable	Not applicable	Not applicable	A Week of July 18th	
MO	21	CF-ON Carpet Replacement at Senior Center					Not applicable		A Week of July 18th	
MR	20	MA-04 HKEO Rip-Rap				A April 17 07	T May 17 07	T July 17 07	T Aug 07	A 17June 08
MK	19	CF-04 Dutro Park Remediation					A 30 Aug 07	A Sept 07	T Oct 07	A 6 May 08
	18	66th St. Lighting Improvement							A 8 April 08	
RL	18	CF-ON Security System Installation at Amtrak bike-ped overcrossing	Premier Security and Metropolitan Elevator are coordinating PD for the installation of a computer at the police station.						A Nov 07	

		Project Location	Status/Comments	Design/ Consultant Procurement	PS&E	City Council approves Plans & Specs	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
RL	17	CF-ON Police Parking Lot fence replacement					T May 07	T June 5, 2007	T Oct.07	A 19Feb08
MK	15	Peabody Lane & Vallejo	Will bring cost estimate August PWC meeting							
-	14	TR-02 Ashby-Shellmound Interchange Improvements	Not moving forward with publishing of PA ED							
RL	13	CF-ON Replacement of Telephone System at Fire Station No. 1							A Dec 07	
MR	12	TR-07 40th Street Bridge Seal Coat		designed in house				A Sept 07	A Oct 07	A 20 Nov 07
MR	11	TR-ON Slurry Seal 06-07		designed in house			31-May-07	A June 19 07	A July 29 07	A 20 Nov 07
	10	PB-07 Emeryville Crescent Path/Bridge over I-80 at Temescal Creek	Project is now unfunded and work is complete for now.							
	9	CF-04 Dutro Demolition					A 11 April 07	A 19June07	A Aug 07	T Aug 07
	8	PB-01 Emeryville Greenway at Elevation 22								A Aug 07
	7	CF-ON Computer Server HVAC replacement								
	6	CF-ON Civic Center Rooftop HVAC								
	5	SS-01 Sanitary Sewer Pump Station Replacement								A May 15, 2007
	4	MA-04 Marina Breakwater Replacement Improvements								April 3 07
	3	CF-06 HKEO Parking Lot Lights						A 6 Feb 07	A May 07	A July 07
	2	ED-UN Site B at the South Bayfront Demolition						A Feb 07	T April 07	A June 5 07
	1	CF-ON Replacement of Rubber Surface at Stanford Park	Construction beginning May 9th						Complete 5/07	T August 07

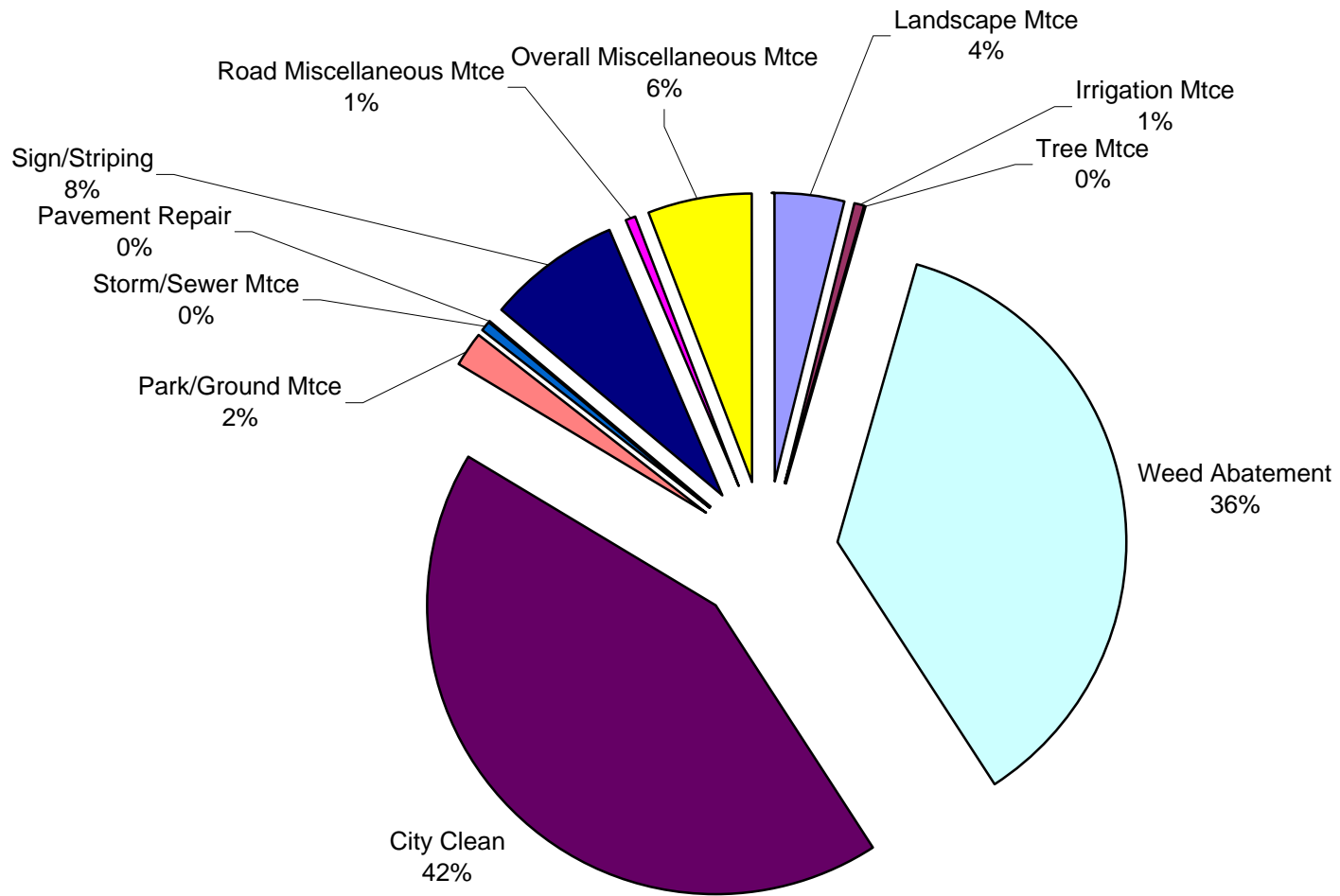
NOVEMBER 2009 Planned/Actual

Planned
Actual



City of Emeryville		Nov-09		
Public Works Maintenance Tasks				
Printed: 12/11/2009		PLANNED	ACTUAL	COST
201 Mowing		1	1	195
202 Ride mowing		1	3	1,273
204 Fertilizing		0	0	-
205 Wood chip spreading		0	0	-
206 Planting		0	0	-
209 Shrub Pruning		0	0	-
301 Irr pipe rep		0	4	1,513
302 Mtce of controller		0	0	-
303 Irr valve rep		0	3	1,027
304 Repair/repl sprinkler		1	5	1,542
401 Tree pruning		22	1	444
402 Tree restaking		0	0	-
403 Tree stump grinding		0	0	-
501 Manual weed control		22	6	1,419
502 Mechanical weed control		3	1	208
503 Chemical treatment		0	0	-
601 Litter collection		72	20	1,645
602 Illegal dumping		7	5	515
603 Graffiti removal		1	7	2,629
604 Unauthorized sign removal		0	2	104
605 Ped OC mtce		14	4	112
701 Manual watering		0	0	-
702 Playground equip mtce		0	0	-
703 Misc park mtce		10	3	1,004
801 Inlet surface clean		12	2	671
802 Strm/sewer line clean		2	0	-
803 DI clean/vactor		16	8	3,115
804 Lift station mtce		1	1	233
901 Crack sealing		0	0	-
902 Pothole repair		3	0	0
1001 Lane striping		0	0	-
1002 Sign replace/rep		0	2	936
1003 Legend painting		0	2	1,079
1004 Buttons		1	1	393
1005 Curb painting		0	2	778
All Road Misc Tasks		3	1	374
All Other Misc Tasks		45	25	7,628
TOTAL		237	109	28,837

Division of Labor Hours 11-09



Division of Cost 11-09

