



City of Tacoma
Public Works Department

March 7, 2008

Dear Property Owner,

On Wednesday, Feb. 19, bids were opened for the proposed infrastructure improvements to the Broadway Local Improvement District.

Five contractors bid on the project, but due to complications with bid compliance, the City has decided to issue a new call for bids.

We plan to advertise for the project mid-March and open bids later in the month. The contractor who meets the project requirements will be selected through the competitive bid process. After verifying and evaluating the bids, a recommendation will be made to the City Council to award the construction contract sometime in mid-April, and pending Council approval, construction is slated to commence in early May. Before the purchase resolution appears before Council, we will have a second public meeting to review the bids that were submitted with you.

By re-bidding the project, the construction of the project will be pushed out by approximately one month.

This letter is intended as a courtesy to inform you of our activities and aid your understanding of the process. Your patience is appreciated as we move forward.

If you have questions or want more information about the Broadway LID, please call (253) 591-5790, e-mail karrie.spitzer@cityoftacoma.org or visit www.cityoftacoma.org/BroadwayLID.

ORIGINAL

EX. 47



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Broadway Improvement Project Open House

On **Thursday, April 24, 2008**, you are invited to attend an informational meeting at the **Tacoma Municipal Building Council Chambers, at 747 Market Street**, from **5 p.m. – 7 p.m.** regarding the most recent bidding results for Local Improvement District 8645. The actual awarding of the contract is scheduled for Tuesday, April 29th, during the regularly-scheduled City Council meeting (where you will also be able to voice your opinion).

Please come and make your voice heard.



If you have any questions, please call Ralph Rodriquez, 591.5522; or Dan Seabrand, 591.5150.



City of Tacoma Public Works
747 Market Street, Room 620
Tacoma, WA 98402-3769

PRSRT STD
U.S. Postage
PAID
Tacoma, WA
Permit No. 2

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City of Tacoma
Public Works Department

June 4, 2008

Subject: Update for Local Improvement District (L.I.D.) 8645

Dear Owner,

We are pleased to inform you that on April 29, 2008, the Tacoma City Council awarded the contract for improvements authorized by the formation of Local Improvement District 8645 to Wm. Dickson Company, with the adoption of Resolution Number 37459.

During the preconstruction meeting, held at 11 a.m. on June 2, 2008, the contractor stated that construction on the project would commence June 10, 2008, and the project would continue through June 2010, weather permitting.

You are cordially invited to the **Kickoff Meeting**, June 5, 2008, at:
Tacoma Municipal Building North, Room 16
733 Market Street
Time: 11 a.m. to 12 noon
5 to 6 p.m.

At this meeting, staff will answer any questions you may have.

You are also invited to attend the **Groundbreaking Ceremony** June 10, 2008, at 10 a.m. at South 7th and St. Helens Avenue.

The contractor will have an office located at 711 St. Helens Avenue, and will commence construction on Broadway between South 2nd Street and South 6th Street, removing vegetation and excavating the existing sloped areas for preparation of stairs and retaining walls. Also commencing construction will be sanitary sewer replacements on South 7th Street between Pacific Avenue and Commerce Street, and Commerce Street from South 7th Street to the Spanish Stairs. Water mains will be replaced in Broadway from South 9th Street to South 2nd Street, St Helens Avenue from South 9th to Market Street, South Market Street from 9th Street to 7th Street, 7th Street from South Market Street to Commerce Street.

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LID 8645 Project Update Letter
June 4, 2008
Page Two

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The city staff assigned to oversee the construction of the project are:

City of Tacoma Public Works Construction Division Staff

Mark Henry	- Public Works Associate Const Mgr.	(253)606-5913 (cell)
Mike Bell	- Public Works Lead Const. Inspector	(253)606-5475 (cell)
Beverly Beggin	- Public Works Senior Const. Inspector	(253)377-1364 (cell)
Jim McDaniels	- Public Works Const. Inspector	(253)377-0604 (cell)
John Sewell	- Tacoma Water Const. Coordinator	(253)502-8742 (office)
Rich Barrutia	- Tacoma Power Project Manager	(253)502-8541 (office)

Wm. Dickson Co. (Contractor)

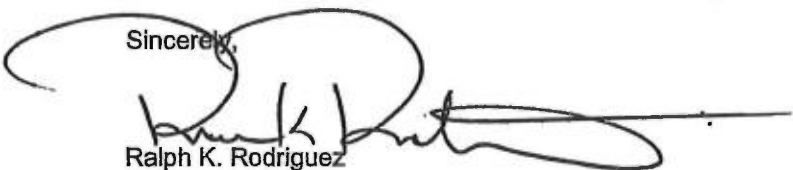
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Shawn Hammond	- Construction Superintendent	(253)250-1328

Private Utilities

Jeff Watson	- Qwest	253-372-5358
Jeffrey Payne	- Puget Sound Energy	253-476-6267
Aaron Cantrell	- Comcast	206-510-4222

Please contact me at (253)591-5522 if you have any questions or comments regarding the project.

Sincerely,



Ralph K. Rodriguez
LID Administrator

RKR:szs

cc:

Wm. Dickson Co.
Michael Slevin, P.E./Public Works
Jim Parvey, P.E./Public Works
Rae Bailey/Public Works
Rich Barrutia, P.E./Tacoma Power
Linda McCrea, P.E./Tacoma Power
Michael Hale, P.E./Public Works
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File LID 8645



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LID 8645 Project Update Letter
June 4, 2008
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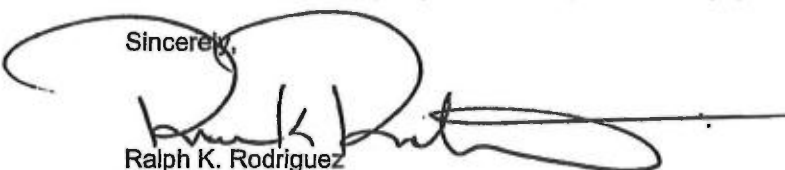
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Sincerely,



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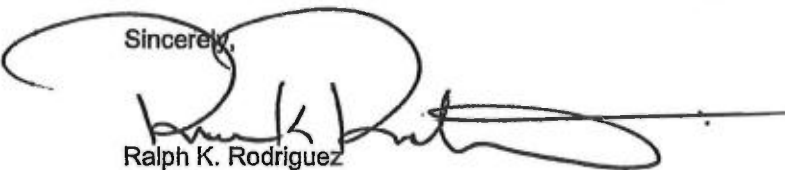
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June 30, 2006

Dear Property Owner;

You are cordially invited to an open-house meeting held for the Broadway Streetscape Local Improvement District (LID) on **July 27, 2006**, at the City Council Chambers in the Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, from **5:00 p.m. to 7:30 p.m.** We will introduce our Project Management Team; discuss the pre-design of your neighborhood; give an estimated project timeline; and familiarize you with the Broadway LID Web site where information about the project will be posted regularly.

Project Management Team

At the meeting, the Project Management Team will be available to discuss your individual parcel's needs with respect to this project. Members of the team will also begin to schedule meetings with the affected property owners to discuss, in-depth, specific requirements such as: driveway approaches; utility connections; upsizing of the existing utilities for future development or redevelopment; and access during construction. The team will be requesting permission for access to structural sidewalks abutting a select number of parcels. An independent structural engineer will be retained by the City to evaluate all structural walk within the LID. Property owners who have a parcel that abuts a structural sidewalk will be contacted once the engineer is retained.

Pre-Design

Our pre-design plans will be available for your review and comment — the final design will reflect comments from this open-house. Your attendance and input will help us create a project that redefines this neighborhood, enhances the beauty and the historical significance. You can expect the following topics to be addressed at the open-house: type of street trees; ornamental street lighting; and street furniture.

LID 8645 Design Kickoff Letter
June 30, 2006
Page Two

Broadway LID Web site

The Broadway LID will have its own Web site, which will provide staff contacts, project schedules, and construction updates. The site will be available at:
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Property Owner Contacts

During the open-house, staff will be available to schedule an appointment with you for an in-depth discussion about how this project will impact your specific property.

We hope that you can join us on July 27, 2006 from 5:00 p.m. to 7:30 p.m. We are looking forward to your attendance and participation.

If you are unable to attend the information session on July 27, please call Ralph Rodriguez at (253) 591-5522 or e-mail rrodrigl@cityoftacoma.org to schedule an appointment.

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Craig S. Sivley, P.E.
Asst. P.W. Director/City Engineer



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Craig S. Sivley, P.E.
Asst. P.W. Director/City Engineer

October 13, 2006

((Name))
((Address))
((City, state zip))

Local Improvement District (LID) No. 8645

Parcel No.:

Dear Property Owner;

The City of Tacoma is planning to improve portions of Market Street and St. Helens Avenue, between South 9th and South 7th Street, together with portions of Broadway from South 9th Street northerly towards North 2nd Street. Construction is currently scheduled to begin in the spring of 2007. City staff are actively involved in the process of gathering the data necessary to complete the final construction plans. This letter is intended as a courtesy to inform you of our activities, aid your understanding of the process, and to ask for help in planning for your future needs.

This project will include: widening of some existing streets; constructing new curbs and gutters; replacing and renewing sidewalks; constructing surface water, wastewater and water main utilities; installing new ornamental street lighting; planting ornamental trees and shrubbery. Individual property assessments will cover the costs associated with these improvements. Please note that undergrounding of overhead utility wires are not included in this LID. A separate LID will be required to accomplish this desirable improvement. For information contact Ralph Rodriguez at 591.5522.

Your existing utility services will be renewed by the City at no additional cost. Any increases in pipe size, changes in location or additional new services will be considered extra and you will be asked to sign a Property Owner Agreement, with an estimate of the additional costs, and a Temporary Construction Permit authorizing the City to install the new services on your behalf. Now would be the appropriate time to anticipate any new service needs. Each utility service provider will prepare a cost estimate for your review and acceptance prior to any construction. The largest benefit is the ability to add future utility services and marketability to your property at today's prices, while allowing these extra costs to be financed over the life of the Local Improvement District, with no upfront out of pocket expense.

During street improvement projects, the City strives to minimize negative impacts to property owners. With LID 8645, the City will be able to construct most of the improvements within the existing right of way. In order to provide new utility service hookups and/or reconnection of existing utility services, this LID will require that all property owners sign a Temporary Construction Permit allowing the City the right to work on private property during construction.

Please take a few moments and review the enclosed survey card. Any information that you provide will greatly assist us in understanding your specific needs and concerns. Shortly after receiving the completed card, a City representative will contact you, and meet you on site to go over your particular needs, if any. Please return the survey card by **October 23, 2006**.

We hope the actual construction process will go smoothly and be expedient. As the project develops, we will provide project updates with follow-up letters and communications. For additional information and updates, please visit our website at <http://www.cityoftacoma.org/broadwayLID>

Should you have an immediate question, please feel free to contact the Project Manager, George Jackson at (253) 591-5789, or send an e-mail to: broadwayLID@cityoftacoma.org.

Sincerely,



George A. Jackson
Project Manager
Broadway Local Improvement District

ENCLOSURE:

Survey card

Cc:

LID 8645 file
Parcel file

October 13, 2006

((Name))
((Address))
((City, state zip))

Local Improvement District (LID) No. 8645

Parcel No.:

Dear Property Owner;

The City of Tacoma is planning to improve portions of Market Street and St. Helens Avenue, between South 9th and South 7th Street, together with portions of Broadway from South 9th Street northerly towards North 2nd Street. Construction is currently scheduled to begin in the spring of 2007. City staff are actively involved in the process of gathering the data necessary to complete the final construction plans. This letter is intended as a courtesy to inform you of our activities, aid your understanding of the process, and to ask for help in planning for your future needs.

This project will include: widening of some existing streets; constructing new curbs and gutters; replacing and renewing sidewalks; constructing surface water, wastewater and water main utilities; installing new ornamental street lighting; planting ornamental trees and shrubbery. Individual property assessments will cover the costs associated with these improvements. Please note that undergrounding of overhead utility wires are not included in this LID. A separate LID will be required to accomplish this desirable improvement. For information contact Ralph Rodriguez at 591.5522.

Your existing utility services will be renewed by the City at no additional cost. Any increases in pipe size, changes in location or additional new services will be considered extra and you will be asked to sign a Property Owner Agreement, with an estimate of the additional costs, and a Temporary Construction Permit authorizing the City to install the new services on your behalf. Now would be the appropriate time to anticipate any new service needs. Each utility service provider will prepare a cost estimate for your review and acceptance prior to any construction. The largest benefit is the ability to add future utility services and marketability to your property at today's prices, while allowing these extra costs to be financed over the life of the Local Improvement District, with no upfront out of pocket expense.

During street improvement projects, the City strives to minimize negative impacts to property owners. With LID 8645, the City will be able to construct most of the improvements within the existing right of way. In order to provide new utility service hookups and/or reconnection of existing utility services, this LID will require that all property owners sign a Temporary Construction Permit allowing the City the right to work on private property during construction.

Please take a few moments and review the enclosed survey card. Any information that you provide will greatly assist us in understanding your specific needs and concerns. Shortly after receiving the completed card, a City representative will contact you, and meet you on site to go over your particular needs, if any. Please return the survey card by ***October 23, 2006.***

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Two well attended public meetings were held on March 21. During these meetings, the project manager provided a project update, discussed recent changes to the project schedule sequence and answered many questions from the audience.

At this time, the design team is experiencing several challenges relative to the structural sidewalk, and joint trench designs which has caused some delay in the schedule.

We remain committed to advertising the project so construction can begin in 2007, but it is also important to get it right. Therefore, we adjusted our schedule slightly to allow for additional time to effectively work through these last few design elements. It appears now that construction will not begin until August 2007; you can refer to the Web site for more detailed schedule information.

St. Helens Traffic Revision Option Update
Feedback from the public meetings was compiled and presented – along with a recommendation from City staff – to the Economic Development Committee meeting on Tuesday, March 27. As a result of the

meeting, the three traffic revision options will be presented to the City Council for further discussion during the study session scheduled for April 3. Once voted on by the City Council, an option will then be inserted into the final design and packaged for bid and advertisement.

Frequently Asked Questions

1. How much is this project going to cost me?

Price varies by property.

2. What exactly is going to be improved upon?

Infrastructure Upgrade/Replacement: reconstruction, repair and renewal of grade and structural sidewalks; ornamental street lighting and landscaping (renewing of shade trees, ornamental trees and shrubbery); construction of surface water, wastewater, water main utility replacement and select under-grounding of electrical and communication lines.

3. Why are we doing this?

The Tacoma City Council approved ordinance 27475 on April 18, 2006 which created Local Improvement District 8645.

A Local Improvement District (LID) provides a way for property owners to get together to pay for street and alley paving, sanitary sewers, street lighting or underground wiring. Benefits of LIDs include added value to your property and improvements to your neighborhood.

4. Is parking going to be eliminated?

When the project is complete, there will be a net gain of 12 percent additional parking through the LID. However, during construction some parking will be temporarily unavailable and restored once the work progresses. For safety reasons, parking will not be allowed within the active construction zone.

5. How is the contractor going to be selected?

The contractor who meets the project requirements, and best understands the scope and vision of the project, will be selected through the competitive bid process that will be advertised in early April. After a period of due diligence and bid evaluation, a recommendation will be made to the City Council to award the construction contract.

6. How will I be notified of what's going on?

For the duration of the LID project, communications will be ongoing. To date, there have been public meetings, updates on TV Tacoma, a session with Coffee & Rhetoric, surveys, door-knocking, letters and e-mail blasts, a hotline and a comprehensive Web site.

7. How will my customers access my business during construction?

Access to storefronts may be affected, but efforts will be made to inform the public that businesses will remain open as usual for the duration of the project.

8. When will I have to start paying my assessment amount, how long do I have to pay it off and can I pay it off early?

Once the project is complete and final construction costs are known, individual assessments will be calculated and presented. Assessments can be amortized over a 30 year period or can be paid early at the discretion of the property owner.

9. What is the interest rate charged?

The interest rate will be set at the time the City secures the long-term financing for the LID. We've estimated the rate to be approximately 6 percent.

Project Schedule Update

The project is scheduled to take approximately
2 years once construction commences.
spring 2006 – winter 2008

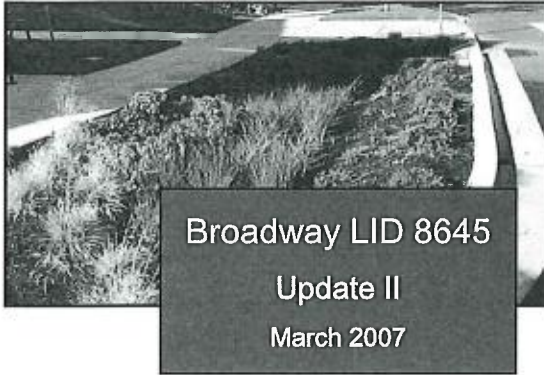
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For more information, contact:

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Karrie Spitzer, Community Relations
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Construction Hotline (253) 591-5151
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Broadway LID 8645

Update II

March 2007

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