

August 1, 2007

John & Barbara Almond  
207 Broadway Ste 700  
Tacoma WA 98402

Subject: Bid Results for the Broadway Local Improvement District (LID) 8645

Dear Property Owner:

On April 18, 2006, Ordinance 27475 was passed authorizing the Public Works Department to prepare maps, plans, specifications and to solicit bids to construct improvements related to Broadway LID 8645. On Wednesday, June 20<sup>th</sup> the City opened bids for LID 8645.

The bid costs have been allocated to the participating utilities and components of the LID streetscape improvements identified. The resulting construction cost analysis indicates that the initial estimated assessments will be exceeded by approximately 50 percent due to increased costs associated with the paving, sidewalk, curb, gutter and landscaping. When assessments exceed 10%, the City's standard practice is to seek property owners' input.

For the past several years construction costs throughout the Puget Sound region have been difficult to predict. The costs for LID 8645 have resulted from this unpredictability, thus the City is seeking your help in making an important "go/no-go" decision. On the enclosed card you have the opportunity to identify if you are in favor of moving forward with the 50 percent cost increase. Your revised estimated assessment for parcel number 900669-006-0 (not including driveways or other supplemental work) is \$8,604.04.

The contractor has agreed to extend his bid to allow us to re-poll property owners. To meet this timeframe, your response needs to be postmarked or hand delivered by August 17, 2007. Responses not returned by that date will be counted as "non-responsive," or neither FOR nor AGAINST proceeding. The results of the survey will be forwarded to you on or before August 21<sup>st</sup>.

You are also invited to a meeting being held on Monday, August 6, 2007, at 5:00 p.m., in Room 708 of the Tacoma Municipal Building, located at 747 Market Street to address any questions or concerns you may have about the Broadway LID.

Should you have any questions regarding this letter, please contact Ralph Rodriguez, LID Administrator, at (253) 591-5522.

**ORIGINAL**

**EX. 41**

EX. 41



Detach and return

City of Tacoma  
Local Improvement District 8645

I am in favor of proceeding with Broadway LID 8645 and understand that my assessment(s) will reflect an increase due to the recent bid opening.

Yes

No

Name: JOHN ALMOND Phone: 253-576-2100  
(Print)

Name: [Signature]  
(Signature)

Parcel Number(s): 900669-006-0

Site Address(es) 207 BROADWAY SUITE 700

Please return postmarked or hand delivered no later than August 17, 2007 to:

City of Tacoma  
Public Works Department  
Construction Division, LID Section  
747 Market Street, Suite 620  
Tacoma, WA 98402-3769

RECEIVED

AUG 08 2007

CITY OF TACOMA  
PUBLIC WORKS DEPT.  
CONSTRUCTION DIV.

\$8,604<sup>64</sup>

EX.41