



City of Tacoma
Public Works Department

August 1, 2007

«firstname»«lastname»
«address»
«city» «state» «zipcode»

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 20th 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 «parcelnumber» (not including driveways or other supplemental work) is \$«amount».

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 21st.

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.

PLANNED STREETSCAPE IMPROVEMENTS & ENHANCEMENTS

Broadway Local Improvement District



Project enhancements include:

- New ornamental streetlighting
- New concrete walkways and crosswalks
- More street trees, benches and new planters



Project improvements include:

- New roadway alignment to improve traffic flow, parking and access to businesses
- Wider pedestrian-friendly sidewalks
- Parking will increase by 12 percent throughout the neighborhood
- New surface water treatment facilities which will create a "Rain Garden" to protect the environment
- Public and private utility upgrades with increased capacity for water, sanitary sewer and surface water; undergrounding of overhead power and communication lines