

AGENDA ITEM #5.

CITY COUNCIL COMMUNICATION FORM

FROM: Ben Beall, City Engineer
Jennifer Bock, Staff Attorney

THROUGH: Jon Snyder, Director of Public Works
Dan Foote, City Attorney

DATE: February 27, 2018

ITEM: Motion ordering the City Engineer to certify the Assessment Roll for Sidewalks Completed in the Downtown Area in 2017.

FORM OF MOTION: Move to order the City Engineer to certify the Assessment Roll for sidewalks completed in the Downtown Area in 2017 to the City Council by filing the roll in the Office of the City Clerk.

DIRECTION
 INFORMATION
 ORDINANCE
 MOTION
 RESOLUTION

I. REQUEST/ISSUE & BACKGROUND INFORMATION:

As part of the Downtown Improvements Plan (DIP) the City Council included private property owner sidewalk assessments as part of the revenue structure for the overall project. The Council found in the adoption of Resolution 2016-20 and Ordinance No. 2559, that it was reasonable to order the construction of sidewalks downtown and directed the City Engineer to notify properties abutting areas without sidewalks to construct sidewalks conforming to City specifications. Properties deemed eligible for sidewalk construction and assessment were those segments missing sidewalks or those that were too narrow for Americans with Disabilities Act (less than 4 feet wide).

In 2017, the City completed six blocks of streetscape improvements along Oak Street, five blocks along Yampa Street, and along several side street blocks including 4th St,

9th St, and 11th St that did not previously have sidewalk and that are adjacent to property owned by a party other than the City of Steamboat Springs. The identified sidewalk construction segments in this assessment roll include twenty-eight parcels adjacent to Yampa, Oak, and the previously mentioned side streets. Should the Council decide to assess these parcels by an ordinance pursuant to RMC Sections 13-112 through 13-121 and 13-145 through 13-150, the City will levy the assessment based on the assessment roll amount listed for each parcel. The assessment will cover the costs associated with the construction of sidewalk as described in the notice of construction.

Per the code, the final assessment is based on the final costs of the improvement. As noted in the attached assessment roll, the final costs for each segment of sidewalk are very close to the Good Faith Estimates as originally provided to each property owner. In no case did the final cost approach the codified threshold of 130% of the original cost estimate. In eight instances the final cost was less than the original estimate by more than 10%.

Seven sidewalk segments within the DIP area were constructed in 2016 and assessment invoices were sent by staff. Approximately twenty additional segments are scheduled to be constructed in 2018 or 2019. Once those segments are constructed and total costs can be verified, staff will bring a similar presentation to City Council for the pertinent parcels.

II. ALTERNATIVES:

- City Council can elect not to provide direction to certify the assessment roll and can elect not to direct staff to bring an ordinance forward establishing the assessment levy. In this case, the expected revenue for the Downtown Improvement Plan associated with sidewalk assessments will not be collectable and the improvement final costs will draw down the other revenue sources for the DIP.
- City Council can provide direction to amend the percent cost responsibility of the private property owner within the assessment roll. City Council previously provided direction to assess 75% of the eligible cost of the sidewalk. In the event that the percent responsibility of the private property owner is reduced from the current 75% level, the expected revenue factored into the DIP will be reduced. Other revenue sources will have to make up for that change in the DIP funding structure.
- City Council can provide direction to amend the assessment roll to modify the total amount due for each parcel to not exceed the Good Faith Estimate that was provided to the parcel owner when the notice to construct was posted to the relevant property. With this assessment roll, that would equate to a \$3,314.02 reduction in eligible revenue. The code allows the final assessment to be 130% of the estimated cost to allow for variation in final cost due to

minor alteration in constructed quantity, field modifications, or inflationary costs related to construction of multi-year projects. As part of this assessment roll, in no circumstance does the final cost for an individual parcel exceed 118% of the pre-construction estimated cost. The aggregate total cost compared to estimated pre-construction cost is 93%. The detail associated with each parcel is included in attachment 1.

III. STAFF RECOMMENDATION:

Staff recommends a motion ordering the City Engineer to certify the assessment roll to the city council by filing the roll in the office of the City Clerk.

Staff also recommends that Council provide direction to staff to bring an Ordinance forward to levy the assessments in the roll.

IV. FISCAL IMPACTS:

Assessment revenue: \$238,239.86

Funding Source: Construction of sidewalks outside of improvement district per Section 13, Article V, Division 2 of the Municipal Code via property assessment (funds initially withdrawn from reserves and lien filed against responsible adjacent properties. Property assessments are then set and collected until such time as the expenditure is fully reimbursed)

V. LEGAL ISSUES:

Chapter 13 of the Municipal Code outlines the process for levy of assessment, notification requirements prior to hearing of the assessment ordinance, the timeline for appeal of the assessment ordinance, and the invoicing and collections process associated with the levy.

Official public notice of the assessment will be sent to the associated property owners prior to final hearing of the levying ordinance to be presented to City Council in March.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None.

ATTACHMENTS:

Attachment 1: 2017 DIP Sidewalk Statement of Total Project Costs.

Attachment 2: 2017 DIP Sidewalk Assessment Roll.



TO: Dan Foote, City Attorney

FROM: Ben Beall, City Engineer

CC: Jon Snyder, Director of Public Works
Jennifer Bock, Staff Attorney

DATE: February 21, 2018

RE: 2017 Downtown Improvement Plan Statement of Final Project Costs

Please accept the attached breakdown spreadsheets as summary of final project costs associated with each sidewalk assessment as completed in 2017 as part of the Downtown Improvement Plan.

Sidewalk Final Assessment



Property Address: 646 Oak Street

Legal Description: LOT 7 OF BLOCK 6 OF ORIGINAL TOWN OF SS

Property Owner: MADISON AVENUE, LLC

Item	Quantity	Unit	Unit Cost	Total
Clearing and Grubbing	0.011	AC	\$0.00	\$0.00
General excavation and Earthwork	17	CY	\$13.50	\$229.50
Overexcavation of Unstable Material & Off-Site Removal	3	CY	\$15.52	\$46.56
Aggregate to Replace Unstable Material	3	CY	\$43.80	\$131.40
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	2	CY	\$48.76	\$97.52
Revegetation - Hydromulch/Seed	150	SF	\$0.33	\$49.50
Leveling Course (4")	6	CY	\$42.57	\$255.42
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Stamped and Colored Concrete (5")	17	SY	\$164.18	\$2,791.06
Subtotal				\$5,971.68
General Conditions (13.6%)				\$812.15
Overhead & Profit (10%)				\$597.17
Admin (15%)				\$895.75
Total				\$8,276.75
75% of Total (Owner's Responsibility)				\$6,207.56

Original Good Faith Estimate	\$5,521.11
Assessment Percentage of Good Faith Estimate	112.4%

Sidewalk Final Assessment



Property Address: 634 Oak Street

Legal Description: COMMON AREA, 634 OAK STREET

Property Owner: 634 OAK STREET TOWNHOME ASSOCIATION

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	0	LF	\$1.46	\$0.00
Removal Concrete	9	SY	\$8.44	\$75.96
Sawcut Asphalt	44	LF	\$1.39	\$61.16
Removal Asphalt	15	SY	\$4.10	\$61.50
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	12	CY	\$13.50	\$162.00
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	106	SF	\$0.33	\$34.98
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	20	SY	\$71.84	\$1,436.80
Reinforced Concrete Driveway (6")	15	SY	\$141.85	\$2,127.75
Subtotal				\$4,297.83
General Conditions (13.6%)				\$584.50
Overhead & Profit (10%)				\$429.78
Admin (15%)				\$644.67
Total				\$5,956.79
75% of Total (Owner's Responsibility)				\$4,467.59

Original Good Faith Estimate	\$3,794.97
Assessment Percentage of Good Faith Estimate	117.7%

Sidewalk Final Assessment



Property Address: 628 Oak Street

Legal Description: LOT 9 OF BLOCK OF 6 ORIG ADD TO SS

Property Owner: LAURETTA DAVIDSON & DOUGLAS MONGER

Item	Quantity	Unit	Unit Cost	Total
Removal of Flagstone/Pavers	40	SF	\$4.72	\$188.80
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Reset Flagstone/Pavers	0	SF	\$5.56	\$0.00
Subtotal				\$3,078.70
General Conditions (13.6%)				\$418.70
Overhead & Profit (10%)				\$307.87
Admin (15%)				\$461.81
Total				\$4,267.08
75% of Total (Owner's Responsibility)				\$3,200.31

Original Good Faith Estimate

\$3,303.03

Assessment Percentage of Good Faith Estimate

96.9%

Sidewalk Final Assessment



Property Address: 620 Oak Street

Legal Description: LOT 10 OF BLOCK OF 6 ORIG ADD TO SS

Property Owner: MIGHTY OAK, LLC

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	10	LF	\$1.46	\$14.60
Removal Concrete	4	SY	\$8.44	\$33.76
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	102	SF	\$0.33	\$33.66
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	34	SY	\$71.84	\$2,442.56
Adjust Water Irrigation Control Box	1	EA	\$111.15	\$111.15
Subtotal				\$3,121.91
General Conditions (13.6%)				\$424.58
Overhead & Profit (10%)				\$312.19
Admin (15%)				\$468.29
Total				\$4,326.97
75% of Total (Owner's Responsibility)				\$3,245.23

Original Good Faith Estimate	\$3,604.72
Assessment Percentage of Good Faith Estimate	90.0%

Sidewalk Final Assessment



Property Address: 610-612 Oak Street

Legal Description: LOT 11 OF BLOCK OF 6 ORIG ADD TO SS

Property Owner: WILLIAM C HIBBARD, (ETAL)

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	10	LF	\$1.46	\$14.60
Removal Concrete	4	SY	\$8.44	\$33.76
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	102	SF	\$0.33	\$33.66
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	34	SY	\$71.84	\$2,442.56
Subtotal				\$3,010.76
General Conditions (13.6%)				\$409.46
Overhead & Profit (10%)				\$301.08
Admin (15%)				\$451.61
Total				\$4,172.91
75% of Total (Owner's Responsibility)				\$3,129.68

Original Good Faith Estimate \$3,110.66
 Assessment Percentage of Good Faith Estimate 100.6%

Sidewalk Final Assessment



Property Address: 602 Oak Street

Legal Description: LOT 12 OF BLOCK OF 6 ORIG ADD TO SS

Property Owner: VALUATION CONSULTANTS, INC

Item	Quantity	Unit	Unit Cost	Total
Removal of Flagstone/Pavers	40	SF	\$4.72	\$188.80
Clearing and Grubbing	0	AC	\$0.00	\$0.00
Tree Removal (Larger than 12" dia)	2	EA	\$2,510.00	\$5,020.00
Tree Removal (Smaller than 12" dia)	0	EA	\$573.00	\$0.00
General excavation and Earthwork	44	CY	\$13.50	\$594.00
Overexcavation of Unstable Material & Off-Site Removal	7	CY	\$15.52	\$108.64
Aggregate to Replace Unstable Material	7	CY	\$43.80	\$306.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	2	CY	\$48.76	\$97.52
Revegetation - Hydromulch/Seed	150	SF	\$0.33	\$49.50
Leveling Course (4")	6	CY	\$42.57	\$255.42
Concrete Sidewalk (5")	32	SY	\$71.84	\$2,298.88
Stamped and Colored Concrete (5")	18	SY	\$164.18	\$2,955.24
Reset Flagstone/Pavers	0	SF	\$5.56	\$0.00
Subtotal				\$11,874.60
General Conditions (13.6%)				\$1,614.95
Overhead & Profit (10%)				\$1,187.46
Admin (15%)				\$1,781.19
Total				\$16,458.20
75% of Total (Owner's Responsibility)				\$12,343.65

Original Good Faith Estimate	\$13,040.22
Assessment Percentage of Good Faith Estimate	94.7%

Sidewalk Final Assessment



Property Address: 928 Oak Street

Legal Description: LOT 9 OF BLOCK OF 9 ORIG ADD TO SS

Property Owner: Guire, Rhoda L.

Item	Quantity	Unit	Unit Cost	Total
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Subtotal				\$2,889.90
General Conditions (13.6%)				\$393.03
Overhead & Profit (10%)				\$288.99
Admin (15%)				\$433.49
Total				\$4,005.40
75% of Total (Owner's Responsibility)				\$3,004.05

Original Good Faith Estimate	\$2,927.31
Assessment Percentage of Good Faith Estimate	102.6%

Sidewalk Final Assessment



Property Address: 912 1/2 Oak Street

Legal Description: LOT 10 OF BLOCK OF 9 ORIG ADD TO SS

Property Owner: Guire, Rhoda L.

Item	Quantity	Unit	Unit Cost	Total
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Subtotal				\$2,889.90
General Conditions (13.6%)				\$393.03
Overhead & Profit (10%)				\$288.99
Admin (15%)				\$433.49
Total				\$4,005.40
75% of Total (Owner's Responsibility)				\$3,004.05

Original Good Faith Estimate	\$2,927.31
Assessment Percentage of Good Faith Estimate	102.6%

Sidewalk Final Assessment



Property Address: 912 Oak Street

Legal Description: LOT 11 OF BLOCK OF 9 ORIG ADD TO SS

Property Owner: Guire, Rhoda L.

Item	Quantity	Unit	Unit Cost	Total
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	11	CY	\$13.50	\$148.50
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	27	SY	\$71.84	\$1,939.68
Reinforced Concrete Driveway (8")	6	SY	\$141.85	\$851.10
Subtotal				\$3,309.96
General Conditions (13.6%)				\$450.15
Overhead & Profit (10%)				\$331.00
Admin (15%)				\$496.49
Total				\$4,587.60
75% of Total (Owner's Responsibility)				\$3,440.70

Original Good Faith Estimate	\$3,045.88
Assessment Percentage of Good Faith Estimate	113.0%

Sidewalk Final Assessment



Property Address: 207 9th Street

Legal Description: LOT 12 OF BLOCK OF 9 ORIG ADD TO SS

Property Owner: 207 Ventures, LLC

Item	Quantity	Unit	Unit Cost	Total
Tree Removal (Larger Than 12" dia)	0	EA	\$2,510.00	\$0.00
Clearing and Grubbing	0	AC	\$0.00	\$0.00
General excavation and Earthwork	0	CY	\$13.50	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	3	CY	\$15.52	\$46.56
Aggregate to Replace Unstable Material	3	CY	\$43.80	\$131.40
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	2	CY	\$48.76	\$97.52
Revegetation - Hydromulch/Seed	148	SF	\$0.33	\$48.84
Leveling Course (4")	5	CY	\$42.57	\$212.85
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Sidewalk Reinforcement Mat	0	SY	\$10.00	\$0.00
Stamped and Colored Concrete	5	SY	\$164.18	\$820.90
Subtotal				\$3,728.79
General Conditions (13.6%)				\$507.12
Overhead & Profit (10%)				\$372.88
Admin (15%)				\$559.32
Total				\$5,168.10
75% of Total (Owner's Responsibility)				\$3,876.08

Original Good Faith Estimate	\$7,846.67
Assessment Percentage of Good Faith Estimate	49.4%

Sidewalk Final Assessment



Property Address: 135 11th Street

Legal Description: GENERAL COMMON ELEMENT RIVER HOUSE CONDOMIUM

Property Owner: RIVER HOUSE OWNERS ASSOCIATION, INC.

Item	Quantity	Unit	Unit Cost	Total
Misc. Excavation and Earthwork (On-Site Handling)	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	6	CY	\$15.52	\$93.12
Aggregate to Replace Unstable Material	6	CY	\$43.80	\$262.80
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Removal of Landscape Pavers/Flagstone	0	SY	\$4.72	\$0.00
Boulder Retaining Wall	97	LF	\$48.55	\$4,709.35
Topsoil (Import and Placement of Topsoil)	4	CY	\$48.76	\$195.04
Revegetation - Hydromulch/Seed	308	SF	\$0.33	\$101.64
Leveling Course (4")	9	CY	\$42.57	\$383.13
Concrete Sidewalk (5")	70	SY	\$71.84	\$5,028.80
Stamped Colored Concrete (5")	0	SY	\$164.18	\$0.00
Subtotal				\$10,773.88
General Conditions (13.6%)				\$1,465.25
Overhead & Profit (10%)				\$1,077.39
Admin (15%)				\$1,616.08
Total				\$14,932.60
75% of Total (Owner's Responsibility)				\$11,199.45

Original Good Faith Estimate	\$14,642.81
Assessment Percentage of Good Faith Estimate	76.5%

Sidewalk Final Assessment



Property Address: 1135 Oak Street

Legal Description: DEVELOPMENT UNIT RIVER HOUSE CONDOMIUM

Property Owner: CR DEVELOPMENT, LLC

Item	Quantity	Unit	Unit Cost	Total
Misc. Excavation and Earthwork (On-Site Handling)	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	4	CY	\$15.52	\$62.08
Aggregate to Replace Unstable Material	4	CY	\$43.80	\$175.20
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Removal of Landscape Pavers/Flagstone	0	SY	\$4.72	\$0.00
Topsoil (Import and Placement of Topsoil)	2	CY	\$48.76	\$97.52
Revegetation - Hydromulch/Seed	150	SF	\$0.33	\$49.50
Leveling Course (4")	7	CY	\$42.57	\$297.99
Curb and Gutter	0	LF 30.87	\$71.84	\$0.00
Concrete Sidewalk (5")	29	SY	\$71.84	\$2,083.36
Reinforced Concrete Driveway (6" Class D)	21	SY	\$141.85	\$2,978.85
Subtotal				\$5,744.50
General Conditions (13.6%)				\$781.25
Overhead & Profit (10%)				\$574.45
Admin (15%)				\$861.68
Total				\$7,961.88
75% of Total (Owner's Responsibility)				\$5,971.41

Original Good Faith Estimate \$7,692.08
Assessment Percentage of Good Faith Estimate 77.6%

Sidewalk Final Assessment



Property Address: 1143 Oak Street

Legal Description: PART OF LOT 4 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.

Property Owner: SILVERMAN, RICHARD A. & PAULA A.P.

Item	Quantity	Unit	Unit Cost	Total
Sawcut Asphalt	46	LF	\$1.39	\$63.94
Removal of Asphalt	44	SY	\$4.10	\$180.40
Misc. Excavation and Earthwork (On-Site Handling)	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	3	CY	\$15.52	\$46.56
Aggregate to Replace Unstable Material	3	CY	\$43.80	\$131.40
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	2	CY	\$48.76	\$97.52
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	5	CY	\$42.57	\$212.85
Curb and Gutter	0	LF	\$71.84	\$0.00
Hot Bituminous Pavement (Patch)	3.6	Ton	\$209.15	\$752.94
Concrete Sidewalk (5")	2	SY	\$71.84	\$143.68
Reinforced Concrete Driveway (6" Class D)	31	SY	\$141.85	\$4,397.35
Subtotal				\$6,059.64
General Conditions (13.6%)				\$824.11
Overhead & Profit (10%)				\$605.96
Admin (15%)				\$908.95
Total				\$8,398.66
75% of Total (Owner's Responsibility)				\$6,299.00

Original Good Faith Estimate \$6,582.41
Assessment Percentage of Good Faith Estimate 95.7%

Sidewalk Final Assessment



Property Address: 1151 Oak Street

Legal Description: PART OF LOTS 5, 6 & 7 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.

Property Owner: GULER, PETER & KATHLEEN D.

Item	Quantity	Unit	Unit Cost	Total
Sawcut Asphalt	28	LF	\$1.39	\$38.92
Removal of Asphalt	65	SY	\$4.10	\$266.50
Misc. Excavation and Earthwork (On-Site Handling)	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	7	CY	\$15.52	\$108.64
Aggregate to Replace Unstable Material	7	CY	\$43.80	\$306.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	0	CY	\$48.76	\$0.00
Revegetation - Hydromulch/Seed	0	SF	\$0.33	\$0.00
Leveling Course (4")	13	CY	\$42.57	\$553.41
Curb and Gutter	0	LF	\$71.84	\$0.00
Hot Bituminous Pavement (Patch)	2.3	Ton	\$209.15	\$481.05
Concrete Sidewalk (5")	59	SY	\$71.84	\$4,238.56
Reinforced Concrete Driveway (6" Class D)	41	SY	\$141.85	\$5,815.85
Subtotal				\$11,809.53
General Conditions (13.6%)				\$1,606.10
Overhead & Profit (10%)				\$1,180.95
Admin (15%)				\$1,771.43
Total				\$16,368.00
75% of Total (Owner's Responsibility)				\$12,276.00

Original Good Faith Estimate	\$11,689.09
Assessment Percentage of Good Faith Estimate	105.0%

Sidewalk Final Assessment



Property Address: 134 12th Street

Legal Description: PART OF LOTS 8 & 9 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.

Property Owner: MARSHALL, WILLARD B., III & MARSHALL, WILLARD B., JR.

Item	Quantity	Unit	Unit Cost	Total
Tree Removal (Larger than 12" dia)	0	EA	\$25,100.00	\$0.00
Misc. Excavation and Earthwork (On-Site Handling)	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	7	CY	\$15.52	\$108.64
Aggregate to Replace Unstable Material	7	CY	\$43.80	\$306.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Topsoil)	5	CY	\$48.76	\$243.80
Revegetation - Hydromulch/Seed	284	SF	\$0.33	\$93.72
Leveling Course (4")	11	CY	\$42.57	\$468.27
Concrete Sidewalk (5")	66	SY	\$71.84	\$4,741.44
Subtotal				\$5,962.47
General Conditions (13.6%)				\$810.90
Overhead & Profit (10%)				\$596.25
Admin (15%)				\$894.37
Total				\$8,263.98
75% of Total (Owner's Responsibility)				\$6,197.99

Original Good Faith Estimate	\$11,261.79
Assessment Percentage of Good Faith Estimate	55.0%

Sidewalk Final Assessment



Property Address: 825 Oak Street

Legal Description: E 40 FT of N 65 Ft of Lot 4 of Block 15 Original Addition to Steamboat Springs

Property Owner: Charles G Cook Trust (ETAL)

Item	Quantity	Unit	Unit Cost	Total
Removal of Wood Fence	35	LF	\$5.50	\$192.50
Removal of Landscaping Pavers	0	SY	\$4.72	\$0.00
Sawcut Asphalt	12	LF	\$1.39	\$16.68
Removal Asphalt	3	SY	\$4.10	\$12.30
Overexcavation of Unstable Material & Off-Site Removal	3	CY	\$15.52	\$46.56
Aggregate to Replace Unstable Material	3	CY	\$43.80	\$131.40
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Leveling Course (4")	3	CY	\$42.57	\$127.71
Reset Landscaping Pavers	0	SF	\$5.56	\$0.00
Install Additional Landscaping Pavers	0	SF	\$5.56	\$0.00
Detectable Warning	0	SF	\$25.36	\$0.00
Concrete Sidewalk (5")	22	SY	\$71.84	\$1,580.48
Curb and Gutter	0	LF	\$30.87	\$0.00
Concrete Sidewalk (5")	22	SY	\$71.84	\$1,580.48
Subtotal				\$3,688.11
General Conditions (13.6%)				\$501.58
Overhead & Profit (10%)				\$368.81
Admin (15%)				\$553.22
Total				\$5,111.72
75% of Total (Owner's Responsibility)				\$3,833.79

Original Good Faith Estimate	\$4,697.05
Assessment Percentage of Good Faith Estimate	81.6%

Sidewalk Final Assessment



Property Address: 825 Oak Street

Legal Description: Lots 5 & 6 and W 10 FT of N 65 FT of Lot 4 of Block 15 Original Addition to Steamboat Springs

Property Owner: Oak Street Plaza, LLC.

Item	Quantity	Unit	Unit Cost	Total
Sawcut Asphalt	108	LF	\$1.39	\$150.12
Removal Asphalt	130	SY	\$4.10	\$533.00
Leveling Course (4")	15	CY	\$42.57	\$638.55
Overexcavation of Unstable Material & Off-Site Removal	0	CY	\$15.52	\$0.00
Aggregate to Replace Unstable Material	12	CY	\$43.80	\$525.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Stamped and Colored Concrete	8	SY	\$164.18	\$1,313.44
Curb and Gutter	104	LF	\$30.87	\$3,210.48
Reinforced Concrete Driveway (6" Class D)	36	SY	\$141.85	\$5,106.60
Concrete Sidewalk (5")	67	SY	\$71.84	\$4,813.28
Pavement Striping (Parking Lot)	0	SF	\$2.15	\$0.00
Hot Bituminous Pavement (Patch)	0	Ton	\$209.15	\$0.00
Subtotal				\$16,291.07
General Conditions (13.6%)				\$2,215.59
Overhead & Profit (10%)				\$1,629.11
Admin (15%)				\$2,443.66
Total				\$22,579.42
75% of Total (Owner's Responsibility)				\$16,934.57

Original Good Faith Estimate	\$16,133.85
Assessment Percentage of Good Faith Estimate	105.0%

Sidewalk Final Assessment



Property Address: 139 7th Street

Legal Description: TL393

Property Owner: QWEST CORPORATION PROPERTY TAX DEPT

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	30	LF	\$1.46	\$43.80
Removal Concrete	46	SY	\$8.44	\$388.24
Clearing and Grubbing	0	AC	\$15,000.00	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	0	CY	\$15.52	\$0.00
Aggregate to Replace Unstable Material	4	CY	\$43.80	\$175.20
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Top Soil)	3	CY	\$48.76	\$146.28
Revegetation - Hydromulch/Seed	234	SF	\$0.33	\$77.22
8" HDPE Storm Sewer Pipe	30	LF	\$50.33	\$1,509.90
Nyloplast 12" x 12" Area inlet w/ Cast Iron Grate	0	EA	\$2,053.00	\$0.00
Leveling Course (4")	9	CY	\$42.57	\$383.13
Sidewalk Reinforcement Mat	12	SY	\$10.00	\$120.00
Stamped Colored Concrete	6	SY	\$164.18	\$985.08
Concrete Sidewalk (5")	70	SY	\$71.84	\$5,028.80
Subtotal				\$8,857.65
General Conditions (13.6%)				\$1,204.64
Overhead & Profit (10%)				\$885.77
Admin (15%)				\$1,328.65
Total				\$12,276.70
75% of Total (Owner's Responsibility)				\$9,207.53

Original Good Faith Estimate

\$12,711.31

Assessment Percentage of Good Faith Estimate

72.4%

Sidewalk Final Assessment



Property Address: 721 Oak Street

Legal Description: LOT 3 OF BLOCK 16 OF ORIGINAL TOWN OF SS

Property Owner: CYPRESS STREET LLC

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	20	LF	\$1.46	\$29.20
Removal Concrete	18	SY	\$8.44	\$151.92
Clearing and Grubbing	0	AC	\$15,000.00	\$0.00
General Excavation and Earthwork	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	2	CY	\$15.52	\$31.04
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Top Soil)	1	CY	\$48.76	\$48.76
Revegetation - Hydromulch/Seed	100	SF	\$0.33	\$33.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	33	SY	\$71.84	\$2,370.72
Sidewalk Reinforcement Mat	14	SY	\$10.00	\$140.00
Subtotal				\$3,062.52
General Conditions (13.6%)				\$416.50
Overhead & Profit (10%)				\$306.25
Admin (15%)				\$459.38
Total				\$4,244.65
75% of Total (Owner's Responsibility)				\$3,183.49

Original Good Faith Estimate	\$3,365.74
Assessment Percentage of Good Faith Estimate	94.6%

Sidewalk Final Assessment



Property Address: 729 Oak Street

Legal Description: LOT 4 OF BLOCK 16 OF ORIGINAL TOWN OF SS

Property Owner: BRD PROPERTIES, LLC

Item	Quantity	Unit	Unit Cost	Total
Removal of Flagstone	0	SF	\$4.72	\$0.00
Adjust Existing Curb Stop	1	EA	\$111.15	\$111.15
Clearing and Grubbing	0	AC	\$15,000.00	\$0.00
General Excavation and Earthwork	0	CY	\$6.62	\$0.00
Overexcavation of Unstable Material & Off-Site Removal	0	CY	\$15.52	\$0.00
Aggregate to Replace Unstable Material	2	CY	\$43.80	\$87.60
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Top Soil)	0	CY	\$48.76	\$0.00
Revegetation - Hydromulch/Seed	0	SF	\$0.33	\$0.00
Leveling Course (4")	4	CY	\$42.57	\$170.28
Concrete Sidewalk (5")	24	SY	\$71.84	\$1,724.16
Reinforced Concrete Driveway (6" Class D)	8	SY	\$141.85	\$1,134.80
Subtotal				\$3,227.99
General Conditions (13.6%)				\$439.01
Overhead & Profit (10%)				\$322.80
Admin (15%)				\$484.20
Total				\$4,473.99
75% of Total (Owner's Responsibility)				\$3,355.49

Original Good Faith Estimate	\$3,720.48
Assessment Percentage of Good Faith Estimate	90.2%

Sidewalk Final Assessment



Property Address: 320 S. LINCOLN AVE

Legal Description: LOTS 1, 2, 3, 4, 5, & 6 OF BLOCK 20 OF ORIGINAL TOWN OF S.S.

Property Owner: WELLS FARGO BANK

Item	Quantity	Unit	Unit Cost	Total
Sawcut Concrete	10	LF	\$1.46	\$14.60
Remove Concrete	6	SY	\$8.44	\$50.64
Sawcut Asphalt	295	LF	\$1.39	\$410.05
Remove Asphalt	330	SY	\$4.10	\$1,353.00
Misc. Excavation and Earthwork (Off-Site Removal)	138	CY	\$13.50	\$1,863.00
Overexcavation of Unstable Material & Off-Site Removal	0	CY	\$15.52	\$0.00
Aggregate to Replace Unstable Material	30	CY	\$43.80	\$1,314.00
Geotextile Fabric (For Subgrade Stabilization)	0	SY	\$1.24	\$0.00
Topsoil (Import and Placement of Top Soil)	40	CY	\$48.76	\$1,950.40
Revegetation - Hydromulch/Seed	2160	SF	\$0.33	\$712.80
Leveling Course (4")	61	CY	\$42.57	\$2,596.77
Concrete Sidewalk (5")	264	SY	\$71.84	\$18,965.76
Curb and gutter	214	LF	\$30.87	\$6,606.18
Handicap Ramp w/ Detectable Warnings	36	SF	\$25.36	\$912.96
Hot Bituminous Pavement (Patch)	21.4	Ton	\$209.15	\$4,475.81
Reinforced Concrete Driveway (6" Class D)	32	SY	\$141.85	\$4,539.20
Stamped and Colored Concrete	6	SY	\$164.18	\$985.08
Subtotal				\$46,750.25
General Conditions (13.6%)				\$6,358.03
Overhead & Profit (10%)				\$4,675.03
Admin (15%)				\$7,012.54
Total				\$64,795.85
75% of Total (Owner's Responsibility)				\$48,596.89

Original Good Faith Estimate

\$50,405.36

Assessment Percentage of Good Faith Estimate

96.4%

Sidewalk Final Assessment



Property Address: 555 Lincoln Avenue

Legal Description: Original Town of Steamboat Springs W2 of Lot 5, All Lots 6-8 Block 27

Property Owner: Bank of the West

Item	Quantity	Unit	Unit Cost	Total
Sawcut Asphalt	140	LF	\$3.00	\$420.00
Asphalt Driveway Pavement Removal & Disposal	175	SY	\$6.00	\$1,050.00
Grading at Driveway Entrances	52	SY	\$2.00	\$104.00
Sign Removal & Reset	1	LS	\$100.00	\$100.00
Aggregate Leveling Course & Driveway Restoration	25	CY	\$50.00	\$1,250.00
8-ft Concrete Sidewalk (5" depth)	1004	SF	\$6.75	\$6,777.00
8-ft Wide Reinforced Concrete at Driveway (8" depth)	200	SF	\$11.00	\$2,200.00
Subtotal				\$11,901.00
Overhead & Mobilization - Sidewalk Specific (18.068%)				\$2,150.27
Admin (15%)				\$1,785.15
Total				\$15,836.42
75% of Total (Owner's Responsibility)				\$11,877.32

Original Good Faith Estimate	\$11,877.34
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 635 Yampa Street

Legal Description: A TR 60'x60' lying b/w southerly line of Yampa Street and the northerly line of Bear River & a TR 30' of Yampa Street, all opp. lots 7,8,9 of Block 28 of Original Addition to Steamboat Springs

Property Owner: Yampa River Properties, LLC (Kevin and Maria McEvoy)

Item	Quantity	Unit	Unit Cost	Total
Right-of-Way Removals (Stair, Pavers, Concrete, Sign)	1	LS	\$1,000.00	\$1,000.00
Grading at Driveway Entrances	40	SY	\$2.00	\$80.00
Aggregate Leveling Course & Driveway Restoration	30	CY	\$50.00	\$1,500.00
8-ft Concrete Sidewalk (5" depth)	592	SF	\$6.75	\$3,996.00
8-ft Wide Reinforced Concrete at Driveway (8" depth)	128	SF	\$11.00	\$1,408.00
Subtotal				\$7,984.00
Overhead & Mobilization - Sidewalk Specific (18.068%)				\$1,442.55
Admin (15%)				\$1,197.60
Total				\$10,624.15
75% of Total (Owner's Responsibility)				\$7,968.11

Original Good Faith Estimate	\$7,968.13
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 1030 Yampa Street

Legal Description: Lot 9 & W2 Lot 10, Block 32 Original Addition to SS

Property Owner: Hamils Holdings, LLC

Item	Quantity	Unit	Unit Cost	Total
Demo existing concrete patio	80	SF	\$3.00	\$240.00
Sawcut existing asphalt	50	LF	\$3.00	\$150.00
Asphalt removal & disposal	28	SY	\$10.00	\$280.00
Aggregate leveling course under sidewalk and driveway	11	CY	\$50.00	\$550.00
8-ft Concrete Sidewalk (5" depth)	409	SF	\$9.50	\$3,885.50
8-ft Wide Reinforced Concrete at Driveway (8" depth)	192	SF	\$15.00	\$2,880.00
Subtotal				\$7,985.50
Overhead & Mobilization - Sidewalk Specific (9.43608%)				\$753.52
Admin (15%)				\$1,197.83
Total				\$9,936.84
75% of Total (Owner's Responsibility)				\$7,452.63

Original Good Faith Estimate	\$7,452.63
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 1124 Yampa Street

Legal Description: E2, Lot 9, Block 33 Original Addition to SS

Property Owner: W.H. Matzdorf Trust & Joan Matzdorf Trust

Item	Quantity	Unit	Unit Cost	Total
Sawcut existing asphalt	76	LF	\$3.00	\$228.00
Asphalt removal & disposal	27	SY	\$10.00	\$270.00
Aggregate leveling course under sidewalk	4	CY	\$50.00	\$200.00
8-ft Concrete Sidewalk (5" depth)	240	SF	\$9.50	\$2,280.00
Subtotal				\$2,978.00
Overhead & Mobilization - Sidewalk Specific (9.43608%)				\$281.01
Admin (15%)				\$446.70
Total				\$3,705.71
75% of Total (Owner's Responsibility)				\$2,779.28

Original Good Faith Estimate	\$2,779.28
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 1136 Yampa Street

Legal Description: Sore Saddle Condos Common Area

Property Owner: Sore Saddle Condos

Item	Quantity	Unit	Unit Cost	Total
Demo existing concrete	60	SF	\$3.00	\$180.00
Sawcut existing asphalt	90	LF	\$3.00	\$270.00
Asphalt removal & disposal	66	SY	\$10.00	\$660.00
Aggregate leveling course under sidewalk	12	CY	\$50.00	\$600.00
8-ft Concrete Sidewalk (5" depth)	600	SF	\$9.50	\$5,700.00
Subtotal				\$7,410.00
Overhead & Mobilization - Sidewalk Specific (9.43608%)				\$699.21
Admin (15%)				\$1,111.50
Total				\$9,220.71
75% of Total (Owner's Responsibility)				\$6,915.53

Original Good Faith Estimate	\$6,915.54
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 26 11th Street

Legal Description: Lots 7-8, Block 32 Original Addition to SS

Property Owner: Lockhart Landing, LLLP

Item	Quantity	Unit	Unit Cost	Total
Remove existing wood walkway	75	SF	\$6.00	\$450.00
Relocate existing boulder	2	EA	\$150.00	\$300.00
Sawcut existing asphalt	15	LF	\$3.00	\$45.00
Asphalt removal & disposal	15	SY	\$10.00	\$150.00
Aggregate leveling course under sidewalk and driveway	32	CY	\$50.00	\$1,600.00
6-ft Concrete Sidewalk (5" depth) along 11th Street	900	SF	\$9.50	\$8,550.00
8-ft Concrete Sidewalk (5" depth) along Yampa Street	735	SF	\$9.50	\$6,982.50
8-ft Wide Reinforced Concrete at Driveway (8" depth)	96	SF	\$15.00	\$1,440.00
Detectable warning plates at alley	12	SF	\$50.00	\$600.00
Subtotal				\$20,117.50
Overhead & Mobilization - Sidewalk Specific (9.43608%)				\$1,898.30
Admin (15%)				\$3,017.63
Total				\$25,033.43
75% of Total (Owner's Responsibility)				\$18,775.07

Original Good Faith Estimate	\$18,775.07
Assessment Percentage of Good Faith Estimate	100.0%

Sidewalk Final Assessment



Property Address: 1030 Yampa Street

Legal Description: TR Contiguous to Ambulance Barn (B256 P450)

Property Owner: Yampa Valley Electric Association

Item	Quantity	Unit	Unit Cost	Total
Sawcut existing asphalt	140	LF	\$3.00	\$420.00
Asphalt removal & disposal	97	SY	\$10.00	\$970.00
Aggregate leveling course under sidewalk	11	CY	\$50.00	\$550.00
8-ft Concrete Sidewalk (5" depth)	867	SF	\$9.50	\$8,236.50
Subtotal				\$10,176.50
Overhead & Mobilization - Sidewalk Specific (9.43608%)				\$960.26
Admin (15%)				\$1,526.48
Total				\$12,663.24
75% of Total (Owner's Responsibility)				\$9,497.43

Original Good Faith Estimate	\$9,497.43
Assessment Percentage of Good Faith Estimate	100.0%

Attachment #2

2017 Property Owner Sidewalk Assessment Roll					
Downtown Improvements Plan					
Property	Owner	Final Project Cost	Responsibility %	Initial Good Faith Estimate	Total Amount Due
W2 OF LOT 5, ALL LOTS 6-8 OF BLOCK 27 OF ORIGINAL TOWN OF SS	BANK OF THE WEST	\$ 15,836.42	75%	\$ 11,877.34	\$ 11,877.32
A TR 60'X60' LYING BW S'LY LINE OF YAMPA & N'LY LINE OF BEAR RIVER & A TR 30' OF YAMPA STREET, ALL OPP LOTS 7,8,9 OF BLOCK 28 OF ORIGINAL TOWN OF SS	YAMPA RIVER PROPERTIES, LLC	\$ 10,624.15	75%	\$ 7,968.13	\$ 7,968.11
TR CONT. TO AMBULANCE BARN (BK.256, PG.450)	YAMPA VALLEY ELECTRIC ASSN., INC.	\$ 12,663.24	75%	\$ 9,497.43	\$ 9,497.43
LOT 9 & W2 LOT 10 OF BLOCK 32 OF ORG ADD TO SS	HAMILS HOLDINGS, LLC	\$ 9,936.84	75%	\$ 7,452.63	\$ 7,452.63
LOTS 7-8 OF BLOCK 32 OF ORG ADD TO SS	LOCKHART LANDING, LLLP	\$ 25,033.43	75%	\$ 18,775.07	\$ 18,775.07
E2 OF LOT 9 OF BLOCK 33 OF ORG ADD TO SS	W.H. MATZDORF TRUST & JOAN MATZDORF TRUST	\$ 3,705.71	75%	\$ 2,779.28	\$ 2,779.28
SORE SADDLE CONDOS COMMON AREA	SORE SADDLE CONDOS	\$ 9,220.71	75%	\$ 6,915.54	\$ 6,915.53
LOT 7 OF BLOCK 6 OF ORIGINAL TOWN OF SS	MADISON AVENUE, LLC	\$ 8,276.75	75%	\$ 5,521.11	\$ 6,207.56
COMMON AREA, 634 OAK STREET	634 OAK STREET TOWNHOME ASSOCIATION	\$ 5,956.79	75%	\$ 3,794.97	\$ 4,467.59
LOT 9 OF BLOCK OF 6 ORIG ADD TO SS	LAURETTA DAVIDSON & DOUGLAS MONGER	\$ 4,267.08	75%	\$ 3,303.03	\$ 3,200.31
LOT 10 OF BLOCK OF 6 ORIG ADD TO SS	MIGHTY OAK, LLC	\$ 4,326.97	75%	\$ 3,604.72	\$ 3,245.23
LOT 11 OF BLOCK OF 6 ORIG ADD TO SS	WILLIAM C HIBBARD, (ETAL)	\$ 4,172.91	75%	\$ 3,110.66	\$ 3,129.68
LOT 12 OF BLOCK OF 6 ORIG ADD TO SS	VALUATION CONSULTANTS, INC	\$ 16,458.20	75%	\$ 13,040.22	\$ 12,343.65
LOT 9 OF BLOCK OF 9 ORIG ADD TO SS	Guire, Rhoda L.	\$ 4,005.40	75%	\$ 2,927.31	\$ 3,004.05
LOT 10 OF BLOCK OF 9 ORIG ADD TO SS	Guire, Rhoda L.	\$ 4,005.40	75%	\$ 2,927.31	\$ 3,004.05
LOT 11 OF BLOCK OF 9 ORIG ADD TO SS	Guire, Rhoda L.	\$ 4,587.60	75%	\$ 3,045.88	\$ 3,440.70
LOT 12 OF BLOCK OF 9 ORIG ADD TO SS	207 Ventures, LLC	\$ 5,168.10	75%	\$ 7,846.67	\$ 3,876.08
GENERAL COMMON ELEMENT RIVER HOUSE CONDOMIUM	RIVER HOUSE OWNERS ASSOCIATION, INC.	\$ 14,932.60	75%	\$ 14,642.81	\$ 11,199.45
DEVELOPMENT UNIT RIVER HOUSE CONDOMIUM	CR DEVELOPMENT, LLC	\$ 7,961.88	75%	\$ 7,692.08	\$ 5,971.41
PART OF LOT 4 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.	SILVERMAN, RICHARD A. & PAULA A.P.	\$ 8,398.66	75%	\$ 6,582.41	\$ 6,299.00
PART OF LOTS 5, 6 & 7 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.	GULER, PETER & KATHLEEN D.	\$ 16,368.00	75%	\$ 11,689.09	\$ 12,276.00
PART OF LOTS 8 & 9 OF BLOCK 12 OF ORIGINAL TOWN OF S.S.	MARSHALL, WILLARD B., III & MARSHALL, WILLARD B., JR.	\$ 8,263.98	75%	\$ 11,261.79	\$ 6,197.99
E 40 FT of N 65 Ft of Lot 4 of Block 15 Original Addition to Steamboat Springs	Charles G Cook Trust (ETAL)	\$ 5,111.72	75%	\$ 4,697.05	\$ 3,833.79
Lots 5 & 6 and W 10 FT of N 65 FT of Lot 4 of Block 15 Original Addition to Steamboat Springs	Oak Street Plaza, LLC.	\$ 22,579.42	75%	\$ 16,133.85	\$ 16,934.57
TL393	QWEST CORPORATION PROPERTY TAX DEPT	\$ 12,276.70	75%	\$ 12,711.31	\$ 9,207.53
LOT 3 OF BLOCK 16 OF ORIGINAL TOWN OF SS	CYPRESS STREET LLC	\$ 4,244.65	75%	\$ 3,365.74	\$ 3,183.49
LOT 4 OF BLOCK 16 OF ORIGINAL TOWN OF SS	BRD PROPERTIES, LLC	\$ 4,473.99	75%	\$ 3,720.48	\$ 3,355.49
LOTS 1, 2, 3, 4, 5, & 6 OF BLOCK 20 OF ORIGINAL TOWN OF S.S.	WELLS FARGO BANK	\$ 64,795.85	75%	\$ 50,405.36	\$ 48,596.89