

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 1**

CONVENE: 8:00 a.m.

PRESENT: Chair Eileen Swarthout and Councilmembers Michael Althausen and Angela Jefferson.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Assistant City Administrator Kelly Adams, Finance Department Director Troy Niemeyer, Transportation and Engineering Department Director Brandon Hicks, Water Resources and Sustainability Department Director Dan Smith, , Engineering Services Manager Bill Lindauer, WRS Operational Manager Steve Craig, Senior Engineer Joseph Norman, Construction Engineer Colby Fletcher, Community Engagement Specialist Marnie McGrath, and Administrative Assistant Bonnie Hale.

**APPROVAL OF
MINUTES: PUBLIC
WORKS
COMMITTEE,
FEBRUARY 20, 2025
& MARCH 6, 2025:**

MOTION: Councilmember Jefferson moved, seconded by Councilmember Althausen, to approve the minutes of February 20, 2025 as presented. A voice vote approved the motion unanimously.

MOTION: Councilmember Jefferson moved, seconded by Councilmember Althausen, to approve the minutes of March 6, 2025 as presented. A voice vote approved the motion unanimously.

**ACCEPTANCE OF
WORK FOR THE
TENANT
IMPROVEMENTS
FOR CITY OF
TUMWATER
OFFICE SPACE AT
SOUTH PUGET
SOUND
COMMUNITY
COLLEGE:**

Director Smith reported the request is acceptance of work for the tenant improvements of the Water Resources office space at South Puget Sound Community College (SPSCC). The department received approval of a budget of \$500,000 for the architecture, construction, and complete furnishings for new offices. The project spanned approximately 18 months with move-in completed on May 20, 2024 during the celebration of *Public Works Week*. The project was on time and under budget by approximately \$85,000.

SPSCC offered lease space for the offices while also providing an opportunity for students to access Water Resources & Sustainability programs and participate in internship programs. JA Morris was contracted to complete the remodel of two existing classrooms into functional workspace for WRS, a staff kitchen area, and a

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 2**

conference room accessible to all City departments. The project provides expanded space for new staff and increased parking for staff, fleet vehicles, and the public at City Hall.

The department is located in Building 32 across from the soccer fields on the campus. SPSCC has included department offices on all college maps and signage.

Director Smith reviewed the major cost items in the contract with JA Morris for planning, design, and permitting at \$40,000, construction at \$350,000, and furnishings of \$100,000. The total cost of the project with sales tax was \$299,738.77 with costs allocated across the three utilities (Water, Sewer Sanitary, and Storm Drain).

Director Smith requested consideration of placing the Tenant Improvements of the City of Tumwater Office Space at SPSCC acceptance of work request on the City Council Consent Calendar on April 1, 2025 with a recommendation to accept the project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow.

Councilmember Jefferson acknowledged the need for more space at City Hall as space is so limited. She inquired about the extent of the internship program and plans by the department in administering the program so that students feel welcome to participate. Director Smith said the department has always provided an educational component as part of the City's stormwater permit from the state and the federal government. Water quality programs include an active Stream Team program that is regionally focused through a Regional Environmental and Education Partnership with the cities of Olympia and Lacey and Thurston County. Other programs include working with the Tumwater School District and SPSCC. Relocating the offices served as an incredible opportunity to connect with students and create an environmental cohort of the future. Staff has developed two programs with Tumwater School District for high school students. At SPSCC, the department is working to secure College Running Star Credits for students who participate in programs.

MOTION:

Councilmember Althaus moved, seconded by Councilmember Jefferson, to place the Tenant Improvements of the City of Tumwater Office Space at SPSCC acceptance of work request on the City Council Consent Calendar on April 1, 2025 with a

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 3**

recommendation to accept the project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow. A voice vote approved the motion unanimously.

**ACCEPTANCE OF
WORK FOR THE
PALERMO
SECURITY FENCING
REPLACEMENT
PROJECT:**

Manager Craig said the fencing project for the Palermo Wellfield was completed late last year. The project is one component of a larger overall water system security improvement project to ensure all drinking water production and treatment facilities are secure. One major element of the project was the replacement of 1,180 linear feet of chain link perimeter fencing to meet current fencing standards for drinking water facilities.

In addition to the fence replacement, the project included access control monitoring of the facility. The budget for the project was \$200,000. The lowest responsible bidder for the fence was West Coast Fence Pros of Grand Mound, Washington. The final cost of the project was \$162,659.82.

Manager Craig shared several photographs of the project site prior to and after the improvements. Standards for drinking water facilities are more stringent to include increased height of the fence and other improvements to help protect the facility. Temporary fencing around the perimeter was necessary as the older fence was removed to ensure protection of the facility during construction. The fence project included some adjustments to benefit the community by improving access to adjacent wetlands in the area for education and wetland habitation programs.

Manager Craig requested the committee place the Palermo Security Fencing Replacement Project acceptance of work request on the City Council Consent Calendar on April 1, 2025 with a recommendation to accept the project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow.

Manager Craig addressed questions about improvements to other water production facilities. The Palermo facility was the last major production site that required fencing to current standards. All other facilities have been completed.

MOTION:

Councilmember Althaus moved, seconded by Councilmember Jefferson, to place the Palermo Security Fencing Replacement Project acceptance of work request on the City Council Consent

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 4**

Calendar on April 1, 2025 with a recommendation to accept the project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow. A voice vote approved the motion unanimously

Councilmember Althausen disconnected from the meeting.

**SCHEDULE 74
DESIGN
AGREEMENT WITH
PUGET SOUND
ENERGY FOR OLD
HIGHWAY 99 AND
79TH AVENUE
ROUNDAABOUT:**

Engineer Norman reported the request pertains to undergrounding of Puget Sound Energy (PSE) facilities within the project site. The project includes design and construction of a roundabout at Old Highway 99 and 79th Avenue. The roundabout is in support of the City's proposed Operations and Maintenance Facility at the intersection of Trails End Drive and 79th Avenue. The project is consistent with the Old Highway 99 Corridor Study and includes frontage improvements for both the new facility and the Trails End Park, as well as at the intersection at 79th Avenue and Trails End Drive.

The Schedule 74 design agreement encompasses undergrounding of PSE distribution lines for the roundabout portion of the project as well as along 79th Avenue. Service will be provided to the new Operations and Maintenance Facility and the new park. Undergrounding will include all PSE overhead lines on Trails End Drive.

The proposed design agreement establishes the project scope and fee for PSE to design and create its project plans. Following the conclusion of design, PSE will provide an estimate of the project cost. Two future agreements with PSE include the construction agreement with cost estimate and the 60/40 split between the City and PSE for undergrounding, as well as a project plan to include specifications for construction.

Chair Swarthout asked about the timeline for the completion of the project. Engineer Norman said negotiations for right-of-way with the Port of Olympia and other private properties are in progress. Staff anticipates construction on the roundabout commencing sometime in 2026.

MOTION:

Councilmember Jefferson moved, seconded by Chair Swarthout, to place the Puget Sound Energy (PSE) Schedule 74 Design Agreement on the April 1, 2025 City Council Consent Calendar with a recommendation to approve and authorize the

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 5**

Mayor to sign. A voice vote approved the motion.

**CONSTRUCTION
CONTRACT WITH
NORTHWEST
CASCADE, INC. FOR
THE LINWOOD AVE
SIDEWALK,
SUSITNA LANE TO
2ND AVENUE
PROJECT, REQUEST
FOR ADDITIONAL
CONSTRUCTION
FUNDS:**

Engineer Fletcher presented the proposal for additional construction funds to complete the Linwood Sidewalk project.

The project from 2nd Avenue to Susitna Lane added multimodal improvements along the project site that lacked sidewalks increased the width of sidewalk from four feet to five feet, updated all curb ramps, improved existing bicycle lanes, and added new bulb outs on 5th Avenue and 6th Avenue. The project also includes roadway repair and repaving. Some Lake Park Drive improvements included a new crossing with a new infill sidewalk along Linwood Avenue from Susitna Lane to Lake Park Drive on the south side of the roadway. Additionally, a pedestrian refuge was added along with a dedicated right turn lane. Storm drainage improvements were included within the project. Private utility relocations by PSE were necessary to accommodate the increased width of sidewalk.

The project was awarded to Northwest Cascade, Inc, in August 2024. All project elements have been completed for concrete and roadside restorations. The project is currently suspended despite a goal of completing all construction and paving last year. However, because of some challenges encountered during construction, the project was unable to meet the 2024 paving window. Staff anticipates final paving and striping will begin next month dependent upon weather.

Engineer Fletcher shared photographs of some of the improved project sites.

The proposed request for additional funds accounts for the lack of 7th Avenue improvements not included on the plans. During construction, Intercity Transit expressed interest in moving its route to 7th Avenue as the new bulb outs on 5th Avenue and 6th Avenue limit Intercity Transit bus turning maneuvers. Staff coordinated with Intercity Transit on the new route designation by incorporating a hybrid design to relocate the route to 7th Avenue, which contributed to the part of the cost increase. Additional roadside restoration and working with property owners to restore properties following construction also were a contributing factor as well as unknown obstructions and obstacles, especially with the undergrounding elements and discovering 300 feet of unknown buried curb that conflicted with new construction.

TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 6

Councilmember Jefferson asked about potential of adding a roundabout at the intersection at 2nd Avenue. Engineer Fletcher replied that a design project is in progress for a hybrid roundabout as well as paving along 2nd Avenue from the intersection north to B Street.

Engineer Fletcher noted that another obstruction/obstacle was located on 6th Avenue requiring replacement of existing catch basins.

The major reason for the increase in construction cost is based on the schedule. Paving was initially anticipated to occur in 2024 but delayed until 2025. The condition of the roadway is poor and throughout the winter, roadway conditions worsened. The initial analysis in the design completed last spring of pavement repair was much less than what will be required. The primary driver of the cost increase is road repair and paving. Some base repair will also be required that entails extensive subgrade preparation.

The original contract award was \$1,451,572. The standard 10% change order authority can increase that amount to \$1,596,729. If the increase request is approved, the total amount would be \$1,741,886. Staff anticipates spending over 10%; however, because of the unknown conditions, staff was unable to determine the extent of the overrun beyond 10% but is confident the project can be completed with less than a 20% overrun. The budget overrun for the project would be funded through the Transportation Capital Facilities Plan. Engineer Fletcher invited questions.

Chair Swarthout questioned the location of bike lane in the area of the newly constructed sidewalk because the location is very narrow. Engineer Fletcher advised that in that area, there is no room for bike lanes. The project will retain existing facilities for bicycles with the bike lane ending at Lake Park Drive. The bike lane was extended to Pioneer Street on the north side of 7th Avenue. At some point in time, existing facilities would likely be expanded but not as part of the current project.

Chair Swarthout asked whether any of the wet conditions contributed to some of the construction issues. Engineer Fletcher responded that based on current pavement conditions, there has been some subgrade failures. During construction, underground water was encountered, which is indicative of why the pavement failed. Pumping of the subgrade will need to be addressed as pavement is

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
MARCH 20, 2025 Page 7**

removed during reconstruction activities.

MOTION: Councilmember Jefferson moved, seconded by Chair Swarthout, to increase the Transportation and Engineering Director's change order authority under Tumwater Municipal Code 2.14.060 from 10% to 20% for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project, and place on the April 1, 2025 City Council Consent Calendar. A voice vote approved the motion.

ADJOURNMENT: With there being no further business, Chair Swarthout adjourned the meeting at 8:52 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President
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