



CITY OF
TUMWATER

**PUBLIC WORKS COMMITTEE
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Conference
Room, 555 Israel Rd. SW, Tumwater, WA
98501**

**Thursday, September 18, 2025
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: Public Works Committee, August 21, 2025
- [4.](#) Ordinance No. O2025-009 Final Docket for 2025 Comprehensive Plan Amendments (Community Development Department)
- [5.](#) Service Provider Agreement with SCJ Alliance for the Deschutes Valley Trail (Transportation & Engineering Department)
- [6.](#) Service Provider Agreement with TCF Architecture, PLLC, for the City Operations and Maintenance Facility Design Amendment No. 1 (Transportation & Engineering Department)
7. Additional Items
8. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/85851635001?pwd=J7J4e5AMg6gw4RL5Q9uT5QroxhdmBy.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 858 5163 5001 and Passcode 503889.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

Post Meeting

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

MEETING MINUTES

TUMWATER PUBLIC WORKS COMMITTEE

August 21, 2025



CONVENE: 8:00am

PRESENT: Chair Eileen Swarthout and Councilmembers Micheal Althausen and Angela Jefferson

Staff: Transportation and Engineering Director Brandon Hicks, Engineering Services Manager Bill Lindauer, Engineer III Ryan Blaser, Associate Planner Dana Bower, City Administrator, Lisa Parks, and Department Assistant Alyssa McClain

Others: Fehr & Peers - Consultant Daniel Dye

APPROVAL OF MINUTES: Councilmember Althausen moved, seconded by Councilmember Jefferson, to approve the minutes of June 5, 2025, and July 17, 2025, as presented. A voice vote approved the motion.

**2025
COMPREHENSIVE
PLAN UPDATE,
TRANSPORTATION
PLAN:**

Planner Bowers presented the 2025 Comprehensive Plan Update for Transportation which is a 20-year plan and introduced Consultant Dye with Fehr & Peers who shared his analysis and feedback on the plan. Consultant Dye's provided feedback and analysis on the following topics:

- Biking, Walking and Rolling Plan
- Public Outreach
- Goals and Policies
- Future Transportation Network
- 20-year Project list
- Funding and Next Steps

Councilmember Jefferson requested this item be added to a future Council Work Session. Administrator Parks said that it has

already been fully scheduled for a future Council Work Session, and/or Council Meeting, before it is adopted as an Ordinance.

**AUTHORITY TO
SOLICIT BIDS ON THE
2ND AVENUE
PEDESTRIAN AND
BICYCLE
IMPROVEMENTS
PROJECT:**

Engineer Blaser said that the project will construct a non-circular roundabout at 2nd Avenue to increase pedestrian and bicycle safety and improve traffic flow. Councilmember Swarthout asked if we have control over the project timeline, particularly when it comes to planning around the school year. Engineer Blaser said we do and we have been coordinating with the Tumwater School District.

MOTION:

Councilmember Swarthout moved, seconded by Councilmember Jefferson to (1) authorize the solicitation of bids for the 2nd Avenue Pedestrian and Bicycle Improvements project, (2) place the Public Works Contract with the lowest responsible bidder on a future City Council meeting with a recommendation to approve and authorize the Mayor to sign (3) authorize road closures and detours as required for the duration of the project; and (4) authorize night work adjacent to residentially zoned properties when necessary to reduce impacts to the public and avoid impact to critical public services. A voice vote approved the motion unanimously.

ADJOURNMENT:

With there being no further business, Chair Swarthout adjourned the meeting at 8:54 a.m.

Prepared by Kelly Quiroz, Administrative Assistant

TO: Public Works Committee
FROM: Brad Medrud, Community Development Director
DATE: September 18, 2025
SUBJECT: Ordinance No. O2025-009 Final Docket for 2025 Comprehensive Plan Amendments

1) Recommended Action:

Conduct a briefing on Ordinance No. O2025-009.

2) Background:

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), amendments to the City's Comprehensive Plan and corresponding rezones are only considered once per calendar year. On October 18, 2022, the City Council approved Ordinance No. O2022-023, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments. On March 4, 2025, the City Council approved Ordinance No. O2025-004, which extended the suspension of the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments through December 31, 2025.

The City's annual 2025 Final Docket of Comprehensive Plan amendments includes one City-sponsored Comprehensive Plan amendment: the adoption of the 2026 – 2031 Six-Year Capital Facilities Plan Update.

The Capital Facilities Plan programs City expenditures for a six-year period in five broad, programmatic categories: general government, transportation, water, sanitary sewer, and storm drain projects. The Capital Facilities Plan is updated every two years, opposite the biennial budget process.

The Planning Commission and City Council will be going through the ordinance adoption process this fall.

3) Policy Support:

Goal LPP-1: Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

Goal LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

4) Alternatives:

☐ None

5) Fiscal Notes:

The projects in the 2026 – 2031 Capital Facilities Report are internally funded as well as

funded through outside state and federal grants.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2025-009
- C1. Ordinance No. O2025-009, Exhibit "A-1" General Government
- C2. Ordinance No. O2025-009, Exhibit "A-1" Transportation

STAFF REPORT



Date: September 9, 2025
To: Public Works Committee
From: Brad Medrud, Community Development Director

2025 Annual City of Tumwater Comprehensive Plan Amendments Ordinance No. O2025-009

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), amendments to the City’s Comprehensive Plan can only be considered once per calendar year.

On October 18, 2022, the City Council approved Ordinance No. O2022-023, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2025 Comprehensive Plan periodic update, except for City-sponsored amendments. On March 4, 2025, the City Council approved Ordinance No. O2025-004, which extended the suspension of the Comprehensive Plan Annual Amendment Cycle during the 2025 Comprehensive Plan Update, except for City-sponsored amendments through December 31, 2025.

The City’s annual 2025 Final Docket of Comprehensive Plan amendments includes one City-sponsored Comprehensive Plan amendment: adoption of the 2026 – 2031 Six-Year Capital Facilities Plan Update.

The proposed Comprehensive Plan amendment was reviewed against the criteria found in TMC 18.60.025(B):

- 1. *Does the amendment conform to the Growth Management Act?*
- 2. *Is it consistent with the Comprehensive Plan, Thurston County-Wide Planning Policies, and related plans?*
- 3. *Have area conditions changed or are changing to justify a change in land use for the area?*
- 4. *Is there a need to provide a community-related use not anticipated by the Comprehensive Plan?*

Contents

2026 – 2031 Six-Year Capital Facilities Plan Update.....	2
Summary	2
Proposal	2
Proponent	2

Background	2
Review and Approval Criteria	3
Staff Conclusions	7
Staff Recommendation	8
Effect of the Proposed Amendment	8
Staff Contacts	8
Public Approval Process	8
Public Notification	9
Staff Conclusions	9
Staff Recommendation	9

2026 – 2031 Six-Year Capital Facilities Plan Update

Summary

The proposal is a Comprehensive Plan amendment to update the Six-Year Capital Facilities Plan to reflect current information.

Proposal

Update the Six-Year Capital Facilities Plan to reflect current information.

Proponent

City of Tumwater

Background

The purpose of the update is to address Growth Management Act requirements to update the City’s Six-Year Capital Facilities Plan with new data and analysis and confirm implementation actions every two years.

City staff have been working on the update of the Six-Year Capital Facilities Plan for the past two years. The update reflects the changes that have occurred in the City since the Capital Facilities Plan’s last update as part of the 2023 Comprehensive Plan Amendments. The Capital Facilities Plan is an Element of the Comprehensive Plan.

The City Council placed the proposed Comprehensive Plan amendment on the 2025 Long Range Planning Work Program on January 21, 2025. After the City Council approved the work program, staff from the Transportation & Engineering, Water Resources & Sustainability, Parks &

Recreation, and Community Development Departments reviewed the previous Six-Year Capital Facilities Plan to determine what specific amendments were needed to update the Plan.

The Planning Commission is scheduled for a briefing on the ordinance on September 23, 2025.

Review and Approval Criteria

Comprehensive Plan amendments are subject to the criteria below from TMC 18.60.025(B):

- 1) *All amendments to the comprehensive plan must conform with the requirements of the Washington State Growth Management Act, Chapter 36.70A RCW, and all amendments for permanent changes to the comprehensive plan must be submitted to the Washington State Department of Commerce, pursuant to RCW 36.70A.106.*

The amendment being considered is in accordance with the City's annual Comprehensive Plan amendment process, as required by RCW 36.70A. If the amendment is approved by the City Council, it will be submitted to the Washington State Department of Commerce pursuant to RCW 36.70A.106.

The amendment meets the goals of the Washington State Growth Management Act as follows:

- 1) **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The proposed Comprehensive Plan amendment is intended to support the growth and development of the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 2) **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment is intended to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development and focus future growth in the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 3) **Transportation.** *Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.*

The proposed Comprehensive Plan amendment supports urban level development in the City that would provide for efficient multimodal transportation systems as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 4) **Housing.** *Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports the provision of a range of residential development in the City, including permanently affordable housing as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 5) **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports development that provides economic development and allows more people to live closer to jobs and services as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 6) **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

The proposed Comprehensive Plan amendment does not require any taking of private property without compensation.

- 7) **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

The proposed Comprehensive Plan amendment is being considered as a part of the City's annual Comprehensive Plan amendment review.

- 8) **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

The proposed Comprehensive Plan amendment does not affect natural resource industries.

- 9) **Open space and recreation.** *Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

The proposed Comprehensive Plan amendment supports the goals, policies, and actions for open space and recreation as outlined in the Comprehensive Plan

- 10) *Environment.*** *Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

The proposed Comprehensive Plan amendment protects the environment by directing future development towards urban rather than rural areas as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 11) *Citizen participation and coordination.*** *Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.*

City residents and all interested parties, agencies and jurisdictions were notified about the application and the public hearing for the proposal as part of the proposed 2025 Comprehensive Plan amendment process.

- 12) *Public facilities and services.*** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

The proposed Comprehensive Plan amendment is supported by the City's provision of sewer and water service in the urban area.

- 13) *Historic preservation.*** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

The proposed Comprehensive Plan amendment does not affect historic preservation. As future development occurs, it would need to comply with all the applicable historical or archaeological regulations.

- 14) *Climate change and resiliency.*** *Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.*

The proposed Comprehensive Plan amendment contains projects that support the reduction of greenhouse gas emissions and vehicle miles traveled.

- 15) *Shorelines of the state.*** *For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the City's Comprehensive Plan.*

The proposed Comprehensive Plan amendment does not affect the shorelines of the state. As future development occurs, it would need to comply with the City's Shoreline Management Program, as required.

- 2) *Amendments and site-specific rezone applications should be evaluated for internal consistency with the comprehensive plan, and for consistency with the county-wide***

planning policies, related plans, and the comprehensive plan of Thurston County or cities which have common borders with Tumwater.

The proposed Comprehensive Plan amendment is consistent with the Land Use Element of the Comprehensive Plan. The Comprehensive Plan is consistent with the Thurston County-Wide Planning Policies.

The applicable goals, policies, and actions of the Land Use Element of the Comprehensive Plan that support the proposed Comprehensive Plan amendment is as follows:

Land Use Element Goal LU-1 states:

Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

Land Use Element Policy LU-1.10 states:

Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.

Land Use Element Policy LU-1.11 states:

Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans).

Land Use Element Goal LU-2 states:

Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

Land Use Element Policy LU-2.6 states:

Ensure the City's capital budget decisions in the City's current six-year Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.

Land Use Element Goal LU-3 states:

Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.

Land Use Element Policy LU-3.1 states:

Coordinate development with the City's six-year Capital Facilities Plan.

Land Use Element Action LU-3.1.1 states:

Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element.

The proposed Comprehensive Plan amendment is consistent with the Land Use Element goals, policies, and actions above.

The applicable goals, policies, and actions of the Lands for Public Purposes Element of the Comprehensive Plan that support the proposed Comprehensive Plan amendment is as follows:

Lands for Public Purposes Element Goal LPP-1 states:

Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

Lands for Public Purposes Element Policy LPP-1.1 states:

Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.

Lands for Public Purposes Element Policy LPP-1.2 states:

Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.

Lands for Public Purposes Element Policy LPP-1.3 states:

Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.

Lands for Public Purposes Element Goal LPP-2 states:

Make recommendations for improvements in the provision of public services.

Lands for Public Purposes Element Policy LPP-2.1 states:

Support actions to expand and improve Tumwater's multimodal transit network.

Lands for Public Purposes Element Policy LPP-2.5 states:

Support the fulfillment of citizen requests for public facilities in line with the Parks, Recreation, and Open Space Plan.

The proposed Comprehensive Plan amendment is consistent with the Lands for Public Purposes Element goals, policies, and actions above.

- 3) *Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.*

The criterion does not apply, because a Comprehensive Plan map amendment and corresponding rezone is not proposed.

- 4) *Whether the proposed comprehensive plan zoning amendment is necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the comprehensive plan.*

The criterion does not apply.

Staff Conclusions

1. The proposal meets the review and approval criteria found in TMC 18.60.025(B).

2. The proposed Comprehensive Plan amendment is consistent with the goals of the Washington State Growth Management Act.
3. The proposed Comprehensive Plan amendment is consistent with Goals LU-1, LU-2, and LU-3, Policies LU-1.10, LU-1.11, LU-2.6, and LU-3.1 and Action LU-3.1.1 of the Land Use Element of the Comprehensive Plan.
4. The proposed Comprehensive Plan amendment is consistent with Goals LPP-1 and LPP-2 and Policies LPP-1.1, LPP-1.2, LPP-1.3, LPP-2.1, and LPP-2.5 of the Lands for Public Purposes Element of the Comprehensive Plan.
5. Based on the above review and analysis, staff concludes that the proposed Comprehensive Plan amendment is consistent with the requirements of the Washington State Growth Management Act, Thurston County-Wide Planning Policies, the goals of Sustainable Thurston, and the Comprehensive Plan.

Staff Recommendation

Staff recommend approval of the updated Capital Facilities Plan to reflect current information.

Effect of the Proposed Amendment

The proposal amends the Capital Facilities Plan as shown in Appendix 2.1 and Ordinance No. O2025-009.

Staff Contacts

Brandon Hicks, Transportation & Engineering Director
City of Tumwater Transportation & Engineering Department
360-754-4140
bhicks@ci.tumwater.wa.us

Dan Smith, Water Resources & Sustainability Director
City of Tumwater Water Resources & Sustainability Department
360-754-4150
dsmith@ci.tumwater.wa.us

Brad Medrud, AICP, Community Development Director
City of Tumwater Community Development Department
(360) 754-4180
bmedrud@ci.tumwater.wa.us

Public Approval Process

The City Council placed the proposed amendment on the 2025 Long Range Planning Work Program on January 21, 2025.

The Planning Commission will receive a briefing on the amendment on September 23, 2025, and the Planning Commission will discuss the proposed amendment at a work session on October 14, 2025.

An Environmental Checklist for a non-project action will be prepared in September 2025 under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance is expected to be issued in September 2025.

The ordinance will be sent to the Washington State Department of Commerce on September 15, 2025, for their required 60-day review before the proposed amendment is adopted, in accordance with RCW 36.70A.106.

The Planning Commission is expected to hold a public hearing for the proposed amendment on October 28, 2025. Following the public hearing and deliberations, the Planning Commission is expected to make their recommendation on the proposed amendment to the City Council.

The General Government Committee is expected to review the proposed Comprehensive Plan amendment in a briefing on November 12, 2025; the City Council is expected to hold a work session to discuss the amendment on November 25, 2025; and the City Council is scheduled to consider the proposed amendment at a meeting on December 2, 2025.

Public Notification

A Notice of Public Hearing for the Planning Commission is expected to be issued on October 17, 2025. The notice will be published as a press release, distributed to interested individuals and entities that have requested such notices, and published in The Olympian.

Staff Conclusions

1. The proposed Comprehensive Plan amendment meets the review and approval criteria found in TMC 18.60.025(B).
2. The proposed Comprehensive Plan amendment is consistent with the goals of the Washington State Growth Management Act.
3. The proposed Comprehensive Plan amendment is consistent with the goals of the Land Use Element, the Lands for Public Purposes, and the Transportation Plan of the Comprehensive Plan.
4. Based on the above review and analysis, staff concludes that the proposed Comprehensive Plan amendment is consistent with the requirements of the Washington State Growth Management Act, Thurston County-Wide Planning Policies, and the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the proposed Comprehensive Plan amendment by Ordinance No. O2025-009.

ORDINANCE NO. O2025-009

AN ORDINANCE of the City Council of the City of Tumwater, Washington, related to planning under the Growth Management Act of the State of Washington and amending the Comprehensive Plan to update the City's Capital Facilities Plan.

WHEREAS, the City is required to plan under the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, this ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, and Tumwater Municipal Code 18.60.025(A)(2) require amendments to the City's Comprehensive Plan to be considered concurrently and no more than once annually; and

WHEREAS, the City Council, Planning Commission, property owners, or City staff may propose amendments to the City's Comprehensive Plan; and

WHEREAS, the City Council approved Ordinance No. O2022-023 on October 18, 2022, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments; and

WHEREAS, after Ordinance No. O2022-023 expired, the City Council approved Ordinance No. O2025-004 on March 4, 2025, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2025 Comprehensive Plan Update, except for City-sponsored amendments; and

WHEREAS, the adoption of the City's Capital Facilities Plan is a City-sponsored Comprehensive Plan amendment that occurs biennially; and

WHEREAS, because of the complexity and timing of the adoption of the larger, state required Comprehensive Plan update, City Council wants to complete the adoption the Capital Facilities Plan as a separate Comprehensive Plan amendment no later than the end of 2025; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW, requires a process of early and continuous public participation for the Comprehensive Plan amendment related to the City's Capital Facilities Plan; and

WHEREAS, the adoption of the Comprehensive Plan amendment related to the City's Capital Facilities Plan must be processed in compliance with the requirements of the State Environmental Policy Act; and

WHEREAS, the City Council reviewed all the evidence presented and has made findings of fact and conclusions related to the Comprehensive Plan amendment related to the City's Capital Facilities Plan which are set forth below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings. For the purposes of effective land use planning, the Tumwater City Council adopts the following findings of fact:

1. The Comprehensive Plan amendment related to the City's Capital Facilities Plan meets the intent of and is consistent with the Growth Management Act, Chapter 36.70A RCW, County-Wide Planning Policies, and internal goals and policies of the City's Comprehensive Plan.
2. The Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the Comprehensive Plan amendment related to the City's Capital Facilities Plan.
3. The Comprehensive Plan amendment related to the City's Capital Facilities Plan was prepared in conformance with the Public Participation and Intergovernmental Coordination Procedures contained in the City's Comprehensive Plan, which meet the Growth Management Act, Chapter 36.70A RCW, requirements for the same.
4. The City engaged the community through public briefings, work sessions, and meetings with the Planning Commission, the Public Works Committee, the General Government Committee, and the City Council.
5. An Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on September 15, 2025, and a Determination of Non-Significance was issued on September 19, 2025.
6. The ordinance was sent to the Washington State Department of Commerce on September 15, 2025, for the required 60-day review before the Comprehensive Plan amendment related to the City's Capital Facilities Plan was adopted, in accordance with RCW 36.70A.106.

7. The City Council approved the amendment for processing by staff as part of the 2025 long range planning work program at their January 21, 2025, meeting.
8. The Public Works Committee received a briefing on the Comprehensive Plan amendment related to the City's Capital Facilities Plan on September 18, 2025.
9. The Planning Commission received a briefing on the Comprehensive Plan amendment related to the City's Capital Facilities Plan on September 23, 2025, and discussed the amendment at a work session on October 14, 2025.
10. A Notice of Public Hearing for the Planning Commission public hearing was issued on October 17, 2025. The notice was posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.
11. The Planning Commission held the public hearing on Comprehensive Plan amendment related to the City's Capital Facilities Plan on October 28, 2025.
12. Following a public hearing and deliberations on October 28, 2025, the Planning Commission recommended approval of the Comprehensive Plan amendment related to the City's Capital Facilities Plan to the City Council.
13. The General Government Committee discussed the Planning Commission recommendation on the Comprehensive Plan amendment related to the City's Capital Facilities Plan in a briefing on November 12, 2025.
14. The City Council discussed the Planning Commission recommendation on the Comprehensive Plan amendment related to the City's Capital Facilities Plan in a work session on November 25, 2025.
15. The Comprehensive Plan amendment related to the City's Capital Facilities Plan will be submitted to the Washington State Department of Commerce ten days after final adoption, pursuant to RCW 36.70A.106.
16. Any Conclusion herein, which may be deemed a Finding, is hereby adopted as such.

Section 2. Conclusions. For the purposes of effective land use planning, the Tumwater City Council makes the following conclusions:

1. Based on its review of the requirements of Chapter 36.70A RCW, the analysis prepared by City staff, and the public comments received, the City Council finds and declares that the Comprehensive Plan amendment related to the

City's Capital Facilities Plan has been prepared in conformance with applicable law. This includes Chapter 36.70A RCW, Chapter 43.21C RCW, and the City of Tumwater Public Participation and Intergovernmental Coordination Procedures.

2. Based on its review of the requirements of Chapter 36.70A RCW, the analysis prepared by City staff, the recommendation forwarded by the Planning Commission, and the public comments received, the City Council hereby finds and declares that the Comprehensive Plan amendment related to the City's Capital Facilities Plan complies with the requirements of Chapter 36.70A RCW.
3. Any Finding herein, which may be deemed a Conclusion, is hereby adopted as such.

Section 3. Capital Facilities Plan Update. The Comprehensive Plan is hereby amended to update the Capital Facilities Plan to reflect current information and meet existing deadlines as specified by the State of Washington as shown in Exhibit "A".

Section 4. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 5. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 7. Effective Date. This ordinance shall become effective thirty (30) days after passage, approval, and publication as provided by law.

ADOPTED this _____ day of _____, 2025.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____

Exhibit “A”

***Amendments to the Capital Facilities Plan of the City of Tumwater
Comprehensive Plan***

[See attached Capital Facilities Plan update.]

FINANCIAL PLAN FOR GENERAL GOVERNMENTAL PROJECTS									

		2026		2027		2028		2029		2030		2031		2026-2031	
		FUND REVENUE:													
	Beginning Fund Balance	\$ 1,800,000	\$ 662,969	\$ 759,275	\$ (407,682)	\$ 20,296	\$ 711,863							\$ 1,800,000	
	Base Utility Tax (1.5% of the 12%)	\$ 1,071,200	\$ 1,081,912	\$ 1,092,731	\$ 1,103,658	\$ 1,114,695	\$ 1,125,842							\$ 6,590,039	
	Increased Utility Tax*	\$ 369,940	\$ 369,940	\$ 268,260										\$ 1,008,140	
	Interest Income	\$ 3,019	\$ 2,169	\$ 2,012	\$ 744	\$ 1,072	\$ 1,601							\$ 10,617	
	Debt Service and Transfers Out	\$ (783,940)	\$ (777,715)	\$ (562,460)	\$ (296,425)	\$ (294,200)	\$ (296,425)							\$ (3,011,165)	
	Projected Fund Revenues	\$ 2,460,219	\$ 1,339,275	\$ 1,559,818	\$ 400,296	\$ 841,863	\$ 1,542,881							\$ 6,397,631	
		FUND SOURCES:													
	Grants	\$ 2,133,250	\$ 7,130,000	\$ 1,869,500	\$ 350,000	\$ 50,000	\$ 3,050,000							\$ 14,582,750	
	Loan/Debt	\$ 4,284,750	\$ 18,220,250	\$ 6,969,700	\$ 24,000,000	\$ 20,000,000	\$ 650,000							\$ 74,124,700	
	Impact/FILO Fees	\$ 2,422,500	\$ 116,250	\$ 3,311,250	\$ 1,050,000	\$ 50,000	\$ 50,000							\$ 7,000,000	
	Levy Lid Lift	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 1,250,000	
	Metropolitan Park District	\$ 2,395,000	\$ 1,475,000	\$ 4,345,000	\$ 3,075,000	\$ 75,000	\$ 75,000							\$ 11,440,000	
	Other Sources	\$ 2,000,000	\$ 3,440,000	\$ 3,400,000	\$ 450,000	\$ 3,200,000	\$ 3,000,000							\$ 15,490,000	
	TOTAL PROJECTED FUNDING	\$ 16,945,719	\$ 31,720,775	\$ 21,455,268	\$ 29,325,296	\$ 12,216,863	\$ 8,367,881							\$ 130,255,081	
*Transportation CFP utility tax revenue diverted to General Governmental CFP for years 2021-2028 as needed to cover debt service for General Governmental CFP detailed in Ordinance O2020-009. If there is sufficient funding in any given year, 303 ending fund balance will cover associated debt service.															

Project	GENERAL GOVERNMENTAL PROJECTS	SOURCE	PRIOR YRS	6 YEAR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Enterprise Resource Planning Business System	GG CFP	\$ 1,850,048	\$ 1,160,048	\$ 580,000	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010,048
2	Public Works Facility	GG CFP, DEBT, GRANT	\$ 864,600	\$ 14,632,200	\$ 1,014,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 15,496,800
3	Emerging Projects	GG CFP, MPD, PIF	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000
4	Prairie Mitigation Land Acquisition	DEBT, GRANT	\$ -	\$ 12,000,000	\$ -	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
5	Deschutes Valley Trail	GRANT, MPD, PIF	\$ 3,550,000	\$ 16,800,000	\$ 3,300,000	\$ 4,500,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,350,000
6	Isabella Bush Park Development	PIF	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000
7	Trails End Park	MPD	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000
8	South Tumwater Neighborhood Park	MPD	\$ -	\$ 1,450,000	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,450,000
9	Open Space / Park Land Acquisition	MPD	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
10	SW Neighborhood Park	MPD	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
11	Community Center	MPD, DEBT	\$ 225,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,225,000
12	Community Garden Program	MPD	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
13	Historic District Improvements	MPD	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
14	Parks Commission Funding	GG CFP	\$ -	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 120,000
15	Historic Commission Funding	GG CFP	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000
16	Golf Course Parking Lot Resurfacing	GG CFP, GRANT	\$ 75,000	\$ 790,000	\$ 790,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865,000
17	Golf Range Building Replacement	GG CFP, GRANT, PIF	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
18	Golf Restaurant Upgrade	GG CFP	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000
19	Golf Course Maintenance Shop Stormwater Improvements	GG CFP, GRANT	\$ -	\$ 240,000	\$ 60,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
20	Golf Course Stockpile Covers	GG CFP	\$ -	\$ 320,000	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000
21	Golf Course Fueling Station Renovation	GG CFP, GRANT	\$ -	\$ 500,000	\$ 290,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
22	City Hall Campus Facilities Initiative	GG CFP, DEBT, PIF	\$ -	\$ 4,500,000	\$ -	\$ 300,000	\$ 3,250,000	\$ 300,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000
23	Solar Panel Installation	GG CFP, GRANT	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
24	WSDOT Olympic Region Property	GRANT	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
25	Fire Engine Replacement Program	LLL	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,750,000
26	Station T-2 Improvements	DEBT, OTHER	\$ 150,000	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
27	Fire Station 3	GG CFP	\$ -	\$ 600,000	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,600,000
28	ARFF / Brush Truck	GG CFP, OTHER	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
29	Animal Services - Control Facility	DEBT	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
30	Old Brewhouse Tower Rehabilitation	GRANT, DONATION	\$ 2,975,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 18,000,000
31	Brewery Open Space Acquisition	GRANT	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -
												\$ -

2029 Ending Fund Balance	\$ 1,412,881

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Troy Niemeyer
FUND: General Governmental
DEPT: Finance
PROJECT NO.
NEW: No
PRIOR: GG-01

GG-01

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:

Implementation of ERP System replacement. Costs are split 50% General Fund and 50% between the Water, Sewer, and Storm Utilities.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	1,850,048	1,160,000	580,000	580,000	-	-	-	-	-	3,010,048
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 1,850,048	\$ 1,160,000	\$ 580,000	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010,048
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (Water, Sewer, Storm)	925,024	580,000	290,000	290,000	-	-	-	-	-	1,505,024
Total Outside Sources	\$ 925,024	\$ 580,000	\$ 290,000	\$ 290,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,505,024
Use of Fund Balance	925,024	580,000	290,000	290,000	-	-	-	-	-	1,505,024
TOTAL SOURCES	\$ 1,850,048	\$ 1,160,000	\$ 580,000	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010,048

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: General Governmental
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: GG-02

GG-02

PROGRAM TITLE: Public Works Facility

PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 33% Water, 17% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 24% Water, 13% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years, debt service to be included in the budget. Expenses and sources shown are for General Fund only, see Water, Sewer, and Storm for portions associated with those funds. Grant funding is from a Legislative Capitol Budget allocation.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

Tumwater Civic Center Master Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 660,000	\$ 330,000	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990,000
Land & R-O-W	204,600	-	-	-	-	-	-	-	-	204,600
Construction	-	13,695,000	684,750	9,586,500	3,423,750	-	-	-	-	13,695,000
Equipment	-	495,000	-	-	495,000	-	-	-	-	495,000
Other (1% Construction for Arts)	-	112,200	-	-	112,200	-	-	-	-	112,200
TOTAL EXPENSES	\$ 864,600	\$ 14,632,200	\$ 1,014,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 15,496,800
Outside Sources of Funds:										
Grants	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Loan/Debt Financed	-	14,152,200	684,750	9,586,500	3,880,950	-	-	-	-	14,152,200
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 14,302,200	\$ 684,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 14,302,200
Use of Fund Balance	864,600	330,000	330,000	-	-	-	-	-	-	1,194,600
TOTAL SOURCES	\$ 864,600	\$ 14,632,200	\$ 1,014,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 15,496,800

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-03

GG-03

PROGRAM TITLE: Emerging Projects

PROGRAM DESCRIPTION:

Reserve funds for projects that emerge during the coming CFP cycle. Priority for use of funds will be given to projects the City is obligated to complete. Projects are limited to those eligible for a given fund source.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000	-	1,500,000
TOTAL EXPENSES	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Other	-	350,000	100,000	100,000	100,000	50,000	-	-	-	350,000
Total Outside Sources	\$ -	\$ 1,250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,250,000
Use of Fund Balance	-	250,000	-	-	-	50,000	100,000	100,000	-	250,000
TOTAL SOURCES	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Mike Matlock
FUND: General Governmental
DEPT: Community Development
PROJECT NO.
NEW: No
PRIOR: GG-04

GG-04

PROGRAM TITLE: Prairie Mitigation Land Acquisition

PROGRAM DESCRIPTION:

The City is working jointly with the Port of Olympia to adopt a Habitat Conservation Plan (HCP) to protect four federally listed endangered species through creating and maintaining approximately 1,500 acre prairie reserve system. The HCP will also allow planned growth according to our comprehensive plan to proceed with mitigation authorized by a comprehensive HCP, as opposed to on a case by case basis. The purchase and maintenance of these lands will be primarily funded through mitigation fees paid at the time of development. "Seed money" is needed to acquire the first mitigation area because the mitigation for impacts to species habitat must be in place before any authorized impacts. After the initial prairie property purchase, it is expected mitigation fees will fund all subsequent prairie land purchase and maintenance. "Other outside sources of funds" includes contribution from other City funds and speculative funds from other agencies and developers.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Habitat Conservation Plan (Draft)

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	12,000,000	-	12,000,000	-	-	-	-	-	12,000,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other (debt service)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 12,000,000	\$ -	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Loan/Debt Financed	-	7,000,000	-	7,000,000	-	-	-	-	-	7,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	3,000,000	-	3,000,000	-	-	-	-	-	3,000,000
Total Outside Sources	\$ -	\$ 12,000,000	\$ -	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 12,000,000	\$ -	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-05

GG-05

PROGRAM TITLE: Deschutes Valley Trail

PROGRAM DESCRIPTION:

Design and construction of the Deschutes Valley Trail from the Tumwater Falls Park to Pioneer Park. The project has been included for partial funding in the state Transportation Budget. This project is being constructed in segments; the Tumwater Historical Park to Brewery Park and Tumwater Fall segment was constructed in 2020. Other funds shown is speculative grant, all other grant funds shown are secured.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Thur Reg Transp/Trail Plan; PR&OS Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 1,660,000	\$ 1,800,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,460,000
Land & R-O-W	240,000	-	-	-	-	-	-	-	-	240,000
Construction	1,650,000	15,000,000	1,500,000	4,500,000	9,000,000	-	-	-	-	16,650,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 3,550,000	\$ 16,800,000	\$ 3,300,000	\$ 4,500,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,350,000
Outside Sources of Funds:										
Grants	\$ 1,900,000	\$ 7,795,000	\$ 1,697,500	\$ 4,500,000	\$ 1,597,500	\$ -	\$ -	\$ -	\$ -	\$ 9,695,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	1,650,000	3,602,500	1,602,500	-	2,000,000	-	-	-	-	5,252,500
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,000,000	-	-	2,000,000	-	-	-	-	2,000,000
Other	-	3,000,000	-	-	3,000,000	-	-	-	-	3,000,000
Total Outside Sources	\$ 3,550,000	\$ 16,397,500	\$ 3,300,000	\$ 4,500,000	\$ 8,597,500	\$ -	\$ -	\$ -	\$ -	\$ 19,947,500
Use of Fund Balance	-	402,500	-	-	402,500	-	-	-	-	402,500
TOTAL SOURCES	\$ 3,550,000	\$ 16,800,000	\$ 3,300,000	\$ 4,500,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,350,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-06

GG-06

PROGRAM TITLE: Isabella Bush Park Development

PROGRAM DESCRIPTION:

Improvements for development of Isabella Bush Park to include parking, frontage, landscaping/turf, irrigation, signage, and paved ADA pathways according to 2020 master plan design.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Parks Recreation & Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 39,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,000
Land & R-O-W	191,000	-	-	-	-	-	-	-	-	191,000
Construction	92,000	600,000	600,000	-	-	-	-	-	-	692,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	322,000	600,000	600,000	-	-	-	-	-	-	922,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-07

GG-07

PROGRAM TITLE: Trails End Park

PROGRAM DESCRIPTION:

Develop a neighborhood park on the City property adjacent to the future City Operations and Maintenance Facility. The park master plan contains play structures, shelters, restroom, walking paths, active recreation/open space turf areas, basketball, and pickleball. The site will maintain several natural areas and provide interpretive signage along ADA pathways.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Parks, Recreation and Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 50,000	\$ 220,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,200,000	-	1,200,000	-	3,000,000	-	-	-	4,200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	50,000	4,420,000	220,000	1,200,000	-	3,000,000	-	-	-	4,470,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-08

GG-08

PROGRAM TITLE: South Tumwater Neighborhood Park

PROGRAM DESCRIPTION:

Acquire land and develop a neighborhood park in the southwestern portion of the City, near Black Hills High School. This park may include play structures, walking paths, picnic shelter, sports courts, natural areas and open turf/play areas for active and passive recreation.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: MPD; Park Recr & Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Land & R-O-W	-	400,000	-	-	400,000	-	-	-	-	400,000
Construction	-	1,000,000	-	-	-	1,000,000	-	-	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,450,000	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,450,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	1,400,000	-	-	400,000	1,000,000	-	-	-	1,400,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 1,400,000	\$ -	\$ -	\$ 400,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,400,000
Use of Fund Balance	-	50,000	-	-	50,000	-	-	-	-	50,000
TOTAL SOURCES	\$ -	\$ 1,450,000	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,450,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-09

GG-09

PROGRAM TITLE: Open Space / Park Land Acquisition

PROGRAM DESCRIPTION:

These funds will enable the City to take advantage of opportunities and/or partnerships to purchase park land in key locations around the City. The land may be developed for future use as a neighborhood park, trail corridor or open space.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: MPD; Park, Recreation and Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	270,000	-	-	270,000	-	-	-	-	270,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	270,000	-	-	270,000	-	-	-	-	270,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000

2025 Notes

Moved from 2026 to 2028, in current budget and with this change will be budgeted again in next.

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-10

GG-10

PROGRAM TITLE: SW Neighborhood Park

PROGRAM DESCRIPTION:

Development of a new neighborhood park behind Tumwater Middle School. This 18-acre park will contain 12 acres of protected natural areas, wetlands and buffers, and a 6-acre active recreation area providing one soccer field, one youth baseball field, a play structure, restroom, trails, and parking area. This park property was purchased in 1995, and a master plan was developed through a public process. The plan will be reviewed/updated as a part of this development.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** MPD; Parks, Recreation and Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	2,000,000	-	-	2,000,000	-	-	-	-	2,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,200,000	-	200,000	2,000,000	-	-	-	-	2,200,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-11

GG-11

PROGRAM TITLE: Community Center

PROGRAM DESCRIPTION:

Development of the Tumwater Community Center as outlined in the Municipal Park District plan approved by voters. This facility will meet current and future needs for City programs, sports and events that existing facilities cannot support. It will contain indoor sports facilities, meeting rooms, exercise areas, senior services, youth programming space, event space and P & R Dept recreation and administration staff.. Ideal location will provide a minimum of 10 acres for the construction of the community center and associated support facilities along with park amenities and expansion space for possible future swimming facilities, as outlined in the municipal park district proposal approved by voters. A loan will be needed for the project with debt service to be included in the MPD budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: MPD; Park, Recreation and Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 225,000	\$ 2,800,000	\$ 700,000	\$ 1,400,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 3,025,000
Land & R-O-W	-	1,200,000	1,200,000	-	-	-	-	-	-	1,200,000
Construction	-	40,000,000	-	-	-	20,000,000	20,000,000	-	-	40,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 225,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,225,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	42,100,000	-	1,400,000	700,000	20,000,000	20,000,000	-	-	42,100,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	200,000	1,900,000	1,900,000	-	-	-	-	-	-	2,100,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 200,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,200,000
Use of Fund Balance	25,000	-	-	-	-	-	-	-	-	25,000
TOTAL SOURCES	\$ 225,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,225,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-12

GG-12

PROGRAM TITLE: Community Garden Program

PROGRAM DESCRIPTION:

These funds are for the development of a community garden program in partnership with local non-profits or other community group.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	150,000	25,000	25,000	25,000	25,000	25,000	25,000	-	150,000
TOTAL EXPENSES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	150,000	25,000	25,000	25,000	25,000	25,000	25,000	-	150,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-13

GG-13

PROGRAM TITLE: Historic District Improvements

PROGRAM DESCRIPTION:

These funds are for improvements to the City's park properties in the Tumwater Historic District and may include trail upgrades, interpretive areas, active and passive recreation opportunities or other park amenities.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	200,000	200,000	-	-	-	-	-	-	200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	200,000	200,000	-	-	-	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-14

GG-14

PROGRAM TITLE: Parks Commission Funding

PROGRAM DESCRIPTION:

This funding is available to support Parks Commission special projects and programs for parks, recreation and equipment needs.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	120,000	20,000	20,000	20,000	20,000	20,000	20,000	-	120,000
TOTAL EXPENSES	\$ -	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 120,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	120,000	20,000	20,000	20,000	20,000	20,000	20,000	-	120,000
TOTAL SOURCES	\$ -	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 120,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-15

GG-15

PROGRAM TITLE: Historic Commission Funding

PROGRAM DESCRIPTION:

This funding is available to support Historic Preservation Commission special projects and programs.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	10,000	10,000	10,000	10,000	10,000	10,000	-	60,000
TOTAL EXPENSES	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	60,000	10,000	10,000	10,000	10,000	10,000	10,000	-	60,000
TOTAL SOURCES	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-17

GG-16

PROGRAM TITLE: Golf Course Parking Lot Resurfacing

PROGRAM DESCRIPTION:

Originally identified as a need when the City purchased the golf course in 1996, the parking lot has continued to deteriorate. This project will resurface the parking lot, reconfigure the area to maximize parking spaces and improve pedestrian safety. The construction will also include a storm water treatment system which currently does not exist; stormwater work is funded through a State grant.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN: Park Recreation & Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 75,000	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	700,000	700,000	-	-	-	-	-	-	700,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 75,000	\$ 790,000	\$ 790,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865,000
Outside Sources of Funds:										
Grants	\$ 24,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 24,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000
Use of Fund Balance	51,000	721,000	721,000	-	-	-	-	-	-	772,000
TOTAL SOURCES	\$ 75,000	\$ 790,000	\$ 790,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 865,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-18

GG-17

PROGRAM TITLE: Golf Range Building Replacement

PROGRAM DESCRIPTION:

The existing covered hitting and teaching building at the golf course driving range was constructed in 1969 and does not meet safety standards or provide adequate space for golf practice. The building beams and walls show signs of rot and deterioration. This project includes the demolition of the existing building and pad and replacement with a multi-use, open air building for practice, teaching, youth lessons and special events. Partial funding will include \$25,000 from the golf fund, \$10,000 from First Tee and \$25,000 in sponsorship money.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	400,000	400,000	-	-	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	20,000	170,000	170,000	-	-	-	-	-	-	190,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	60,000	-	-	-	-	-	-	60,000
Total Outside Sources	\$ 20,000	\$ 230,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Use of Fund Balance	-	170,000	170,000	-	-	-	-	-	-	170,000
TOTAL SOURCES	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-19

GG-18

PROGRAM TITLE: Golf Restaurant Upgrade

PROGRAM DESCRIPTION:

The Golf Course Restaurant is a vital and important part of the golf experience. While some renovations have occurred to HVAC and carpet, the furniture, fixtures, restrooms, and electronics are in need of upgrade and/or replacement.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	440,000	-	-	440,000	-	-	-	-	440,000
Equipment	-	110,000	-	-	110,000	-	-	-	-	110,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (G.O. Bonds, Non Voted)	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	575,000	-	-	575,000	-	-	-	-	575,000
TOTAL SOURCES	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Eric Thompson / Dave Kangiser
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-20

GG-19

PROGRAM TITLE: Golf Course Maintenance Shop Stormwater Improvements

PROGRAM DESCRIPTION:

This Project will address stormwater treatment requirements for the Golf Course Maintenance Shop that comply with current City and State regulations and TMDL requirements. This project is contingent on grant funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: NPDES Permit

PAGE# 21

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	100,000	-	100,000	-	-	-	-	-	100,000
Equipment	-	80,000	-	80,000	-	-	-	-	-	80,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 240,000	\$ 60,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
Outside Sources of Funds:										
Grants	\$ -	\$ 180,000	\$ 45,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 180,000	\$ 45,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Use of Fund Balance	-	60,000	15,000	45,000	-	-	-	-	-	60,000
TOTAL SOURCES	\$ -	\$ 240,000	\$ 60,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Eric Thompson / Dave Kangiser
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-21

GG-20

PROGRAM TITLE: Golf Course Stockpile Covers

PROGRAM DESCRIPTION:

This project includes procurement and installation of stockpile covers at the Golf Course as required by the Drainage Design and Erosion Control Manual. Stormwater runoff from stockpiles currently enters the stormwater system and discharges to the Deschutes River untreated.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes
 PLAN: Drainage Design and Erosion Control Manual
 PAGE# 24,929

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	160,000	80,000	-	80,000	-	-	-	-	160,000
Equipment	-	160,000	80,000	-	80,000	-	-	-	-	160,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 320,000	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	320,000	160,000	-	160,000	-	-	-	-	320,000
TOTAL SOURCES	\$ -	\$ 320,000	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-22

GG-21

PROGRAM TITLE: Golf Course Fueling Station Renovation

PROGRAM DESCRIPTION:

The existing fueling station near the Maintenance Shop at the Tumwater Valley Golf Course does not meet stormwater pollution source control standards according to the 2022 Drainage Design and Erosion Control Manual (DDECM) Vol IV, Section A2.2. Current standards for fueling stations include requirements for an impervious concrete pad under a roof to keep out rainfall and stormwater run-on and treatment. Other design criteria standards are listed in the DDECM and Washington State Fire Code. This project will provide for design and construction of a new fueling station for golf course equipment. This project is contingent on grant funding options with a 25% funding match assumed.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	125,000	65,000	60,000	-	-	-	-	-	125,000
Equipment	-	300,000	150,000	150,000	-	-	-	-	-	300,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 500,000	\$ 290,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Outside Sources of Funds:										
Grants	\$ -	\$ 375,000	\$ 217,500	\$ 157,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 375,000	\$ 217,500	\$ 157,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000
Use of Fund Balance	-	125,000	72,500	52,500	-	-	-	-	-	125,000
TOTAL SOURCES	\$ -	\$ 500,000	\$ 290,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: Yes
PRIOR:

GG-22

PROGRAM TITLE: City Hall Campus Facilities Initiative

PROGRAM DESCRIPTION:

This project includes renovation and conversion of existing City buildings located on the City Hall Campus to address major maintenance, staff space needs, parking, and security. City Hall Campus buildings range in age from 30 to over 50 years. This project will be phased based on available funding. Major project elements currently include conversion of the existing Public Works Operations and Parks / Recreation / Facilities Operations buildings for other City needs following completion of the new Public Works Facility, Police Department expansion, Fire Station T-1 bay door replacement, major building component and equipment replacement, and a renovation of City Hall following a space needs assessment.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,000,000	-	-	3,050,000	300,000	-	650,000	-	4,000,000
Equipment	-	200,000	-	-	200,000	-	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,500,000	\$ -	\$ 300,000	\$ 3,250,000	\$ 300,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	3,272,500	-	233,750	2,388,750	-	-	650,000	-	3,272,500
Impact/FILO Fees	-	927,500	-	66,250	861,250	-	-	-	-	927,500
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 4,200,000	\$ -	\$ 300,000	\$ 3,250,000	\$ -	\$ -	\$ 650,000	\$ -	\$ 4,200,000
Use of Fund Balance	-	300,000	-	-	-	300,000	-	-	-	300,000
TOTAL SOURCES	\$ -	\$ 4,500,000	\$ -	\$ 300,000	\$ 3,250,000	\$ 300,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Park/Facilities
PROJECT NO.
NEW: No
PRIOR: GG-27

GG-23

PROGRAM TITLE: Solar Panel Installation

PROGRAM DESCRIPTION:

Install additional solar panels at General Fund buildings utilizing grant support.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	250,000	-	250,000	-	-	-	-	-	250,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
Outside Sources of Funds:										
Grants	\$ -	\$ 213,750	\$ 26,250	\$ 187,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,750
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 213,750	\$ 26,250	\$ 187,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,750
Use of Fund Balance	-	71,250	8,750	62,500	-	-	-	-	-	71,250
TOTAL SOURCES	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-28

GG-24

PROGRAM TITLE: WSDOT Olympic Region Property

PROGRAM DESCRIPTION:

Funding for Plan Development for the disposition of the property currently occupied by the WSDOT Olympic Region Maintenance Facility on Capitol Boulevard.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Outside Sources of Funds:										
Grants	\$ -	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (MTCA)	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Use of Fund Balance	25,000	-	-	-	-	-	-	-	-	25,000
TOTAL SOURCES	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: No
PRIOR: GG-30

GG-25

PROGRAM TITLE: Fire Engine Replacement Program

PROGRAM DESCRIPTION:

This program includes a 25-year replacement program for fire engines. This program is funded through a property tax levy lid lift approved by voters in 2011. The acquisition of one fire engine occurred in 2012 and the second purchased in 2018. A third engine has been ordered (under contract April 2023) with anticipated delivery in 2026. According to our strategic plan, frontline apparatus will be evaluated for replacement after 6 years of service or when the mileage exceeds 120,000 miles. Projections are for replacement of the 2018 Pierce pumper in 2032 (fourth engine purchased under 2011 levy lid lift).

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: FD Master Plan / Emer Svcs LLL

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	1,250,000	1,250,000	-	-	-	-	-	1,500,000	2,750,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,750,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	1,250,000	1,250,000	-	-	-	-	-	-	1,250,000
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000
Use of Fund Balance	-	-	-	-	-	-	-	-	1,500,000	1,500,000
TOTAL SOURCES	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,750,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: No
PRIOR: GG-31

GG-26

PROGRAM TITLE: Station T-2 Improvements

PROGRAM DESCRIPTION:

Station T-2 expansion and remodel to host additional full-time staff for a new county medic unit (Medic 8) and future staffing needs.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 150,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	5,075,000	5,075,000	-	-	-	-	-	-	5,075,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 150,000	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	3,600,000	3,600,000	-	-	-	-	-	-	3,600,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	1,500,000	1,500,000	-	-	-	-	-	-	1,500,000
Total Outside Sources	\$ -	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100,000
Use of Fund Balance	150,000	-	-	-	-	-	-	-	-	150,000
TOTAL SOURCES	\$ 150,000	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: Yes
PRIOR:

GG-27

PROGRAM TITLE: Fire Station 3

PROGRAM DESCRIPTION:

The City of Tumwater is a growing community and must prepare for future public safety needs to ensure operational readiness and timely response to emergencies. Through the 2024 agency evaluation and strategic planning process, the need for a third fire station was identified. This project outlines the need for project planning and site acquisition in this CFP period and construction in future years. Construction cost estimate based upon \$800 sf for 10,000 sf facility.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: 2024 Agency Evaluation PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Land & R-O-W	-	500,000	-	-	500,000	-	-	-	-	500,000
Construction	-	-	-	-	-	-	-	-	8,000,000	8,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 600,000	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,600,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	600,000	-	100,000	500,000	-	-	-	8,000,000	8,600,000
TOTAL SOURCES	\$ -	\$ 600,000	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,600,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: Yes
PRIOR:

GG-28

PROGRAM TITLE: ARFF / Brush Truck

PROGRAM DESCRIPTION:

Wildland fire continues to be an increasing risk and concern for many communities, including Tumwater. Currently the Tumwater Fire Department does not have wildland fire apparatus capable of operating in off-road environments. Areas of Tumwater include both wildland interface and intermix designation. This project proposes a Type 3 wildland engine with the possibility of a combined brush unit and Aircraft Rescue Fire Fighting (ARFF) vehicle to service the airport. Purchase apparatus could be pursued as a partnership with the Port of Olympia.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	500,000	-	-	500,000	-	-	-	-	500,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	250,000	-	-	250,000	-	-	-	-	250,000
Total Outside Sources	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Use of Fund Balance	-	250,000	-	-	250,000	-	-	-	-	250,000
TOTAL SOURCES	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-33

GG-29

PROGRAM TITLE: Animal Services - Control Facility

PROGRAM DESCRIPTION:

City contribution in new animal control facility. Assume 10% share of \$40 million facility.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	4,000,000	-	-	-	4,000,000	-	-	-	4,000,000
TOTAL EXPENSES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	4,000,000	-	-	-	4,000,000	-	-	-	4,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Ann Cook
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-34

GG-30

PROGRAM TITLE: Old Brewhouse Tower Rehabilitation

PROGRAM DESCRIPTION:

This project includes ongoing renovation work on the Old Brewhouse Tower. Planned work includes seismic upgrades, interior renovation and utility work, civil improvements such as parking, landscaping, access road improvements, and offsite transportation improvements, and potential tenant improvements and other work as needed to make the building occupiable. Project assumes substantial donations and grant revenue.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 475,000	\$ 750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 200,000	\$ -	\$ 500,000	\$ 1,725,000
Land & R-O-W	-	\$ -	-	-	-	-	-	-	-	-
Construction	2,500,000	\$ 9,000,000	-	-	-	-	3,000,000	6,000,000	4,775,000	16,275,000
Equipment	-	\$ -	-	-	-	-	-	-	-	-
Other	-	\$ -	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 2,975,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 18,000,000
Outside Sources of Funds:										
Grants	\$ 645,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 2,637,500	\$ 6,282,500
Loan/Debt Financed	2,215,000	\$ -	-	-	-	-	-	-	-	2,215,000
Impact/FILO Fees	-	\$ -	-	-	-	-	-	-	-	-
Levy Lid Lift	-	\$ -	-	-	-	-	-	-	-	-
Metropolitan Park District	-	\$ -	-	-	-	-	-	-	-	-
Other (Donations)	-	6,750,000	50,000	50,000	50,000	400,000	3,200,000	3,000,000	2,637,500	9,387,500
Total Outside Sources	\$ 2,860,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 17,885,000
Use of Fund Balance	115,000	-	-	-	-	-	-	-	-	115,000
TOTAL SOURCES	\$ 2,975,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 18,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-35

GG-31

PROGRAM TITLE: Brewery Open Space Acquisition

PROGRAM DESCRIPTION:

This project includes the acquisition of the open space areas adjacent to the Historic Brewhouse for public purposes. Project is dependent on receipt of grant funding. In 2015, the City did receive Thurston County Conservation Futures for acquisition of a trail easement across the historic brewhouse property.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	300,000	-	-	-	300,000	-	-	-	300,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Outside Sources of Funds:										
Grants	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000

FINANCIAL PLAN FOR TRANSPORTATION PROJECTS

	REVENUE:	2026	2027	2028	2029	2030	2031		2026-2031
	Beginning Fund Balance	\$ 13,000,000	\$ 11,670,219	\$ 10,152,049	\$ 8,994,421	\$ 7,790,718	\$ 5,549,814		\$ 13,000,000
	Base Utility Tax (.8% of the 12%)	\$ 562,277	\$ 579,145	\$ 596,520	\$ 614,415	\$ 632,848	\$ 651,833		\$ 3,637,038
	Diverted Utility Tax*	\$ (369,940)	\$ (369,940)	\$ (268,260)		\$ -	\$ -		\$ (1,008,140)
	Motor Veh. Fuel and Multimodal Transp. Tax	\$ 176,120	\$ 176,120	\$ 176,120	\$ 176,120	\$ 176,120	\$ 176,120		\$ 1,056,720
	Real Estate Excise Tax (.05%)	\$ 695,250	\$ 716,108	\$ 737,591	\$ 759,718	\$ 782,510	\$ 805,985		\$ 4,497,162
	Retail Sales & Use Tax	\$ -	\$ \$668,000	\$ \$668,000	\$ \$668,000	\$ \$668,000	\$ \$668,000		\$ 3,340,000
	Interest Income	\$ 65,962	\$ 59,397	\$ 52,402	\$ 48,044	\$ 42,118	\$ 31,008		\$ 298,931
	Projected Fund Revenues	\$ 14,129,669	\$ 13,499,049	\$ 12,114,421	\$ 11,260,718	\$ 10,092,314	\$ 7,882,761		\$ 27,450,609
	TRANSFERS & OTHER SOURCES								
	Grants	\$ 8,057,550	\$ 3,450,000	\$ 4,750,000	\$ 1,445,000	\$ 2,017,500	\$ 6,922,000		\$ 26,642,050
	TBD Transfer	\$ 1,025,000	\$ 3,980,000	\$ 265,000	\$ 4,265,000	\$ 265,000	\$ 4,690,000		\$ 14,490,000
	Impact Fees	\$ 1,238,000	\$ 1,463,000	\$ 200,000	\$ -	\$ 112,500	\$ 512,500		\$ 3,526,000
	Mitigation Fees	\$ 425,000	\$ 2,700,000	\$ -	\$ 275,000	\$ 3,162,500	\$ 187,500		\$ 6,750,000
	Other Sources	\$ 350,000	\$ 2,000,000	\$ 1,500,000	\$ -	\$ -	\$ -		\$ 3,850,000
	TOTAL PROJECTED FUNDING	\$ 25,225,219	\$ 27,092,049	\$ 18,829,421	\$ 17,245,718	\$ 15,649,814	\$ 20,194,761		\$ 82,708,659

*Utility tax revenue for Transportation CFP decreased for years 2021-2028 as needed to cover debt service for General Governmental CFP detailed in Ordinance O2020-009. If there is sufficient funding in any given year, 303 ending fund balance will cover associated debt service.

	PROJECT	TRANSPORTATION PROJECTS	Prior Years	6 YEAR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
	1	Pavement Maintenance Program	\$ -	\$ 13,650,000	\$ 25,000	\$ 4,100,000	\$ 25,000	\$ 4,525,000	\$ 25,000	\$ 4,950,000	\$ -	\$ 13,650,000
	2	Multimodal Improvements and Traffic Calming Program	\$ -	\$ 4,100,000	\$ -	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ -	\$ 4,100,000
	3	Safe Routes to School Program	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 1,000,000
	4	Emerging Projects	\$ -	\$ 2,100,000	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000	\$ -	\$ 2,100,000
	5	Bridge Maintenance Program	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000
	6	Brewery District Plan Improvements	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ 850,000
	7	E Street Connection	\$ -	\$ 6,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 4,600,000	\$ 50,000,000	\$ 56,600,000
	8	Tumwater Boulevard Interchange	\$ 3,400,000	\$ 13,000,000	\$ 850,000	\$ 5,400,000	\$ -	\$ 550,000	\$ 6,200,000	\$ -	\$ 13,000,000	\$ 29,400,000
	9	Capitol Boulevard Corridor	\$ 857,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,557,000
	10	X Street Roundabout	\$ 1,835,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,835,000
	11	Capitol Boulevard and Dennis Street Roundabout	\$ -	\$ 4,525,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,025,000	\$ 3,150,000	\$ -	\$ 4,525,000
	12	Old Highway 99 Corridor	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000
New	13	Old Highway 99 and 79th Avenue Roundabout	\$ 1,000,000	\$ 4,700,000	\$ 700,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,700,000
	14	Old Highway 99 and Henderson Boulevard Roundabout	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ 6,000,000	\$ 6,750,000
	15	Percival Creek Fish Passage Barrier Removal Project	\$ 750,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000
	16	Mottman Road Improvements	\$ 100,000	\$ 2,000,000	\$ 250,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
	17	2nd Avenue Pedestrian and Bike Improvements	\$ 1,175,000	\$ 4,230,000	\$ 4,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,405,000
	18	93rd Ave Interchange Study	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960
	19	Henderson Boulevard - 58th Avenue to Bridge	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 5,200,000	\$ 6,000,000
	20	Capitol Blvd Median and Streetscape Reconstruction	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
	21	Trosper Road Capacity Study (Littlerock Rd to I-5)	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000
New	22	Tumwater Blvd and Henderson Blvd Roundabout	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,900,000
New	23	Somerset Hill Culvert Replacement	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
New	24	93rd Ave Tigerlily to City Limits	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
New	25	93rd Ave and Case Rd Roundabout	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 750,000	\$ 3,300,000	\$ 4,300,000
New	26	Tye Drive Extension - Tumwater Boulevard to Prine Drive	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
New	27	Unspecified Planning Document Transportation Improvements	\$ -	\$ 2,100,000	\$ -	\$ 1,050,000	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 2,100,000
		TOTAL TRANSPORTATION PROJECT COSTS	\$ 9,175,960	\$ 82,195,000	\$ 13,555,000	\$ 16,940,000	\$ 9,835,000	\$ 9,455,000	\$ 10,100,000	\$ 16,710,000	\$ 100,000,000	\$ 191,370,960

2031 Ending Fund Balance \$ 513,659

PROJECT	TRANSPORTATION PROJECTS (RESERVE)	FUTURE TOTAL
R01	T Street Roundabout	\$ 4,700,000
R02	Bishop Road Extension	\$ 500,000
R03	Littlerock Rd and 77th Way Roundabout	\$ 4,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-01

ST-01

PROGRAM TITLE: Pavement Maintenance Program

PROGRAM DESCRIPTION:

This program provides for the preservation of existing City streets including structural repairs, crack sealing, construction of sub-grade and resurfacing by use of asphalt overlay or bituminous surface treatments. The projects may include both City funded projects and Transportation Benefit District (TBD) projects.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Strategic Plan & TBD Ordinance

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 450,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 125,000	\$ 25,000	\$ 150,000	\$ -	\$ 450,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	13,200,000	-	4,000,000	-	4,400,000	-	4,800,000	-	13,200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 13,650,000	\$ 25,000	\$ 4,100,000	\$ 25,000	\$ 4,525,000	\$ 25,000	\$ 4,950,000	\$ -	\$ 13,650,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	12,150,000	25,000	3,600,000	25,000	4,025,000	25,000	4,450,000	-	12,150,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 12,150,000	\$ 25,000	\$ 3,600,000	\$ 25,000	\$ 4,025,000	\$ 25,000	\$ 4,450,000	\$ -	\$ 12,150,000
Use of Fund Balance	-	1,500,000	-	500,000	-	500,000	-	500,000	-	1,500,000
TOTAL SOURCES	\$ -	\$ 13,650,000	\$ 25,000	\$ 4,100,000	\$ 25,000	\$ 4,525,000	\$ 25,000	\$ 4,950,000	\$ -	\$ 13,650,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-02

ST-02

PROGRAM TITLE: Multimodal Improvements and Traffic Calming Program

PROGRAM DESCRIPTION:

This Program provides for construction of miscellaneous multimodal and traffic calming improvements throughout the City. Work could include sidewalk maintenance, repair, infill, ADA curb ramps, pedestrian crossings and connections, bicycle improvements, and neighborhood traffic calming. Individual projects would be developed as needs or issues arise.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

ADA Transition Plan, Transportation Plan, TIP

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 460,000	\$ -	\$ 60,000	\$ 130,000	\$ 60,000	\$ 130,000	\$ 80,000	\$ -	\$ 460,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,640,000	-	560,000	990,000	560,000	990,000	540,000	-	3,640,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,100,000	\$ -	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ -	\$ 4,100,000
Outside Sources of Funds:										
Grants	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 1,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	1,200,000	-	240,000	240,000	240,000	240,000	240,000	-	1,200,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 2,200,000	\$ -	\$ 240,000	\$ 740,000	\$ 240,000	\$ 740,000	\$ 240,000	\$ -	\$ 2,200,000
Use of Fund Balance	-	1,900,000	-	380,000	380,000	380,000	380,000	380,000	-	1,900,000
TOTAL SOURCES	\$ -	\$ 4,100,000	\$ -	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ -	\$ 4,100,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-03

ST-03

PROGRAM TITLE: Safe Routes to School Program

PROGRAM DESCRIPTION:

Projects in this program seek to improve pedestrian and bicyclist safety near schools. Projects include sidewalks, lighting, ADA ramps, signage, markings, education, beacons and other improvements. This program is shown as a "placeholder" for implementing Safe Routes to School projects when grant funding is available.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,000,000	-	-	500,000	-	-	500,000	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 1,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ 500,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 500,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 500,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 500,000
Use of Fund Balance	-	500,000	-	-	250,000	-	-	250,000	-	500,000
TOTAL SOURCES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 1,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-04

ST-04

PROGRAM TITLE: Emerging Projects

PROGRAM DESCRIPTION:

Reserve funds for projects that emerge during the coming CFP cycle. Costs shown may be portions of larger projects that have multiple funding sources.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Transportation Plan, TIP **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	2,100,000	300,000	320,000	340,000	360,000	380,000	400,000	-	2,100,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 2,100,000	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000	\$ -	\$ 2,100,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	2,100,000	300,000	320,000	340,000	360,000	380,000	400,000	-	2,100,000
TOTAL SOURCES	\$ -	\$ 2,100,000	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000	\$ -	\$ 2,100,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-05

ST-05

PROGRAM TITLE: Bridge Maintenance Program

PROGRAM DESCRIPTION:

This project includes general maintenance and repairs to the Capitol Boulevard, Boston Street, and Henderson Boulevard bridges as identified through routine bridge inspections. Repairs generally include patching of spalled concrete, deck repairs, railing repairs, expansion joint maintenance and filling of superficial cracks.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	500,000	-	-	-	500,000	-	-	-	500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	550,000	-	-	-	550,000	-	-	-	550,000
TOTAL SOURCES	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-16

ST-06

PROGRAM TITLE: Brewery District Plan Improvements

PROGRAM DESCRIPTION:

This project is programmed to implement the recommendations developed from the Brewery District Plan. The funding identified is not sufficient to implement all of the transportation options that have been identified, but is shown as a "placeholder" for implementing selected projects from the plan. Grant funding is being shown for implementing the project, it is possible that developer funding could be used instead.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Brewery District Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	750,000	-	-	-	-	-	750,000	-	750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -	\$ 850,000
Outside Sources of Funds:										
Grants	\$ -	\$ 595,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,000	\$ -	\$ 595,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 595,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,000	\$ -	\$ 595,000
Use of Fund Balance	-	255,000	-	-	-	-	-	255,000	-	255,000
TOTAL SOURCES	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -	\$ 850,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-13

ST-07

PROGRAM TITLE: E Street Connection

PROGRAM DESCRIPTION:

Project includes the final design, right-of-way and construction of the E Street Connection per the findings of the E Street Connection Corridor Study. Project assumes receipt of grant funding to proceed with design and construction phases. While construction is shown in future years, the Transportation CFP may have fund balance available for matching funds if a construction grant is secured during the 6-year period.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transportation Plan / Brewery District Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 3,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,600,000	\$ -	\$ 3,600,000
Land & R-O-W	-	3,000,000	-	-	-	-	-	3,000,000	-	3,000,000
Construction	-	-	-	-	-	-	-	-	50,000,000	50,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 6,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 4,600,000	\$ 50,000,000	\$ 56,600,000
Outside Sources of Funds:										
Grants	\$ -	\$ 5,280,000	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 3,680,000	\$ 40,000,000	45,280,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 5,280,000	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 3,680,000	\$ 40,000,000	\$ 45,280,000
Use of Fund Balance	-	1,320,000	-	-	-	200,000	200,000	920,000	10,000,000	11,320,000
TOTAL SOURCES	\$ -	\$ 6,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 4,600,000	\$ 50,000,000	\$ 56,600,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: No
PRIOR: ST-07

ST-08

PROGRAM TITLE: Tumwater Boulevard Interchange

PROGRAM DESCRIPTION:

The overall project will provide increased capacity for the Tumwater Boulevard / Interstate 5 Interchange. This project is not included in the calculation for transportation impact fees; the funding includes the collection of pro-rata mitigation fees through SEPA, grant funding, and local funding. Project is due to growth. The project will be constructed in three phases starting with a roundabout for the northbound ramps, followed by a roundabout for the southbound ramps, and then widening of the overpass.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transportation Master Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 2,416,000	\$ 1,100,000	\$ 350,000	\$ -	\$ -	\$ 550,000	\$ 200,000	\$ -	\$ 1,000,000	\$ 4,516,000
Land & R-O-W	\$ 12,000	-	-	-	-	-	-	-	-	12,000
Construction	\$ 953,000	11,900,000	500,000	5,400,000	-	-	6,000,000	-	12,000,000	24,853,000
Equipment	\$ -	-	-	-	-	-	-	-	-	-
Other	19,000	-	-	-	-	-	-	-	-	19,000
TOTAL EXPENSES	\$ 3,400,000	\$ 13,000,000	\$ 850,000	\$ 5,400,000	\$ -	\$ 550,000	\$ 6,200,000	\$ -	\$ 13,000,000	\$ 29,400,000
Outside Sources of Funds:										
Grants	\$ 144,000	\$ 2,106,000	\$ 306,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000	8,750,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	260,000	6,500,000	425,000	2,700,000	-	275,000	3,100,000	-	6,500,000	13,260,000
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 404,000	\$ 8,606,000	\$ 731,000	\$ 4,500,000	\$ -	\$ 275,000	\$ 3,100,000	\$ -	\$ 13,000,000	\$ 22,010,000
Use of Fund Balance	2,996,000	4,394,000	119,000	900,000	-	275,000	3,100,000	-	-	7,390,000
TOTAL SOURCES	\$ 3,400,000	\$ 13,000,000	\$ 850,000	\$ 5,400,000	\$ -	\$ 550,000	\$ 6,200,000	\$ -	\$ 13,000,000	\$ 29,400,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-12

ST-09

PROGRAM TITLE: Capitol Boulevard Corridor

PROGRAM DESCRIPTION:

Implementation of various elements prescribed in the Capitol Blvd Corridor Plan including right-of-way acquisition for properties on the alignment of the future N-S Road between Linda Street and Ruby Street, construction of select ADA and neighborhood improvements, consultant services, and other miscellaneous tasks.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Capitol Blvd Corridor Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Land & R-O-W	857,000	375,000	-	-	-	375,000	-	-	-	1,232,000
Construction	-	300,000	-	-	-	300,000	-	-	-	300,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 857,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,557,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	857,000	-	-	-	-	-	-	-	-	857,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 857,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857,000
Use of Fund Balance	-	700,000	-	-	-	700,000	-	-	-	700,000
TOTAL SOURCES	\$ 857,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,557,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-10

ST-10

PROGRAM TITLE: X Street Roundabout

PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and X Street as proposed in the Capitol Boulevard Corridor Plan. Grant funding is being shown for implementing the project. Most of the design for this project has been complete under the separate Capitol Boulevard Corridor Plan, Israel Road to M Street Design project.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Capitol Blvd Corridor Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	1,800,000	1,000,000	1,000,000	-	-	-	-	-	-	2,800,000
Construction	-	3,500,000	3,500,000	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (U/G Conversion)	-	500,000	500,000	-	-	-	-	-	-	500,000
TOTAL EXPENSES	\$ 1,835,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,835,000
Outside Sources of Funds:										
Grants	\$ 1,557,000	\$ 3,806,000	\$ 3,806,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,363,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 1,557,000	\$ 3,806,000	\$ 3,806,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,363,000
Use of Fund Balance	278,000	1,194,000	1,194,000	-	-	-	-	-	-	1,472,000
TOTAL SOURCES	\$ 1,835,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,835,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-25

ST-11

PROGRAM TITLE: Capitol Boulevard and Dennis Street Roundabout

PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and Dennis Street as proposed in the Capitol Boulevard Corridor Plan. Project is dependent on grant funding. 60 percent design has been completed under a separate design-only project.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 25,000	\$ -	\$ -	\$ 275,000
Land & R-O-W	-	1,100,000	-	-	-	100,000	1,000,000	-	-	1,100,000
Construction	-	3,150,000	-	-	-	-	-	3,150,000	-	3,150,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,525,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,025,000	\$ 3,150,000	\$ -	\$ 4,525,000
Outside Sources of Funds:										
Grants	\$ -	\$ 3,167,500	\$ -	\$ -	\$ -	\$ 245,000	\$ 717,500	\$ 2,205,000	\$ -	\$ 3,167,500
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 3,167,500	\$ -	\$ -	\$ -	\$ 245,000	\$ 717,500	\$ 2,205,000	\$ -	\$ 3,167,500
Use of Fund Balance	-	1,357,500	-	-	-	105,000	307,500	945,000	-	1,357,500
TOTAL SOURCES	\$ -	\$ 4,525,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,025,000	\$ 3,150,000	\$ -	\$ 4,525,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-19

ST-12

PROGRAM TITLE: Old Highway 99 Corridor

PROGRAM DESCRIPTION:

Implementation of various elements prescribed in the Old Hwy 99 Corridor Study. Funds shown in this CFP worksheet are for grant match, small scale improvements, or emerging opportunities for improvements included in the corridor study. The corridor improvements will be phased into several projects and separated into standalone projects on separate worksheets when funds are programmed. The 79th Avenue Roundabout and Henderson Boulevard Roundabout projects have been pulled out as standalone projects.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Old 99 Corridor Study, Transpo Master Plan

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Construction	-	750,000	-	750,000	-	-	-	-	15,000,000	15,750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000	\$ 9,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	375,000	-	375,000	-	-	-	-	6,120,000	6,495,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 375,000	\$ -	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ 15,120,000	\$ 15,495,000
Use of Fund Balance	-	375,000	-	375,000	-	-	-	-	2,880,000	3,255,000
TOTAL SOURCES	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-08

ST-13

PROGRAM TITLE: Old Highway 99 and 79th Avenue Roundabout

PROGRAM DESCRIPTION:

Design, right-of-way, and construction of a roundabout at the intersection of Old Highway 99 and 79th Avenue. "Other Sources" includes Fiber Funds for fiber network extension and Water, Sewer, and Storm contribution to offsite mitigation for the new Operations and Maintenance Facility located at the intersection of Trails End Drive and 79th Avenue. Project is due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transpo Plan, TIP, Old Hwy 99 Corridor Study

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Land & R-O-W	100,000	\$ 700,000	700,000	-	-	-	-	-	-	800,000
Construction	-	\$ 3,600,000	-	3,600,000	-	-	-	-	-	3,600,000
Equipment	-	\$ -	-	-	-	-	-	-	-	-
Other (U/G Conversion)	-	400,000	-	400,000	-	-	-	-	-	400,000
TOTAL EXPENSES	\$ 1,000,000	\$ 4,700,000	\$ 700,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,700,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	140,000	-	140,000	-	-	-	-	-	140,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	102,000	1,326,000	238,000	1,088,000	-	-	-	-	-	1,428,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	150,000	2,350,000	350,000	2,000,000	-	-	-	-	-	2,500,000
Total Outside Sources	\$ 252,000	\$ 3,816,000	\$ 588,000	\$ 3,228,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,068,000
Use of Fund Balance	748,000	884,000	112,000	772,000	-	-	-	-	-	1,632,000
TOTAL SOURCES	\$ 1,000,000	\$ 4,700,000	\$ 700,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,700,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: New
PRIOR: N/A

ST-14

PROGRAM TITLE: Old Highway 99 and Henderson Boulevard Roundabout

PROGRAM DESCRIPTION:

Design, right-of-way, and construction of a roundabout at the intersection of Old Highway 99 and Henderson Boulevard. Project is due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transpo Plan, TIP, Old Hwy 99 Corridor Study

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ -	\$ 750,000
Land & R-O-W	-	-	-	-	-	-	-	-	2,000,000	2,000,000
Construction	-	-	-	-	-	-	-	-	4,000,000	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ 6,000,000	\$ 6,750,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	o	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	375,000	-	o	-	-	50,000	325,000	1,500,000	1,875,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	o	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 325,000	\$ 6,000,000	\$ 6,375,000
Use of Fund Balance	-	375,000	-	-	-	-	50,000	325,000	-	375,000
TOTAL SOURCES	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ 6,000,000	\$ 6,750,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-11

ST-15

PROGRAM TITLE: Percival Creek Fish Passage Barrier Removal Project

PROGRAM DESCRIPTION:

This project was formerly titled "Sapp Road Pedestrian and Bike Improvements." This is the street reconstruction portion of the Percival Creek Fish Passage Removal Project shown in the Stormwater Capital Facilities Plan.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	150,000	-	-	-	-	-	-	-	-	150,000
Construction	600,000	2,000,000	2,000,000	-	-	-	-	-	-	2,600,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 750,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000
Outside Sources of Funds:										
Grants	\$ 700,000	\$ 1,657,550	\$ 1,657,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,357,550
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 700,000	\$ 1,657,550	\$ 1,657,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,357,550
Use of Fund Balance	50,000	342,450	342,450	-	-	-	-	-	-	392,450
TOTAL SOURCES	\$ 750,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-14

ST-16

PROGRAM TITLE: Mottman Road Improvements

PROGRAM DESCRIPTION:

This project is proposed as a joint project with the City of Olympia for the improvement of Mottman Road from Crosby Boulevard to R.W. Johnson Boulevard. Mottman Road between the City limits near Crosby Boulevard to Mottman Court is within the City of Olympia. Olympia will be constructing frontage improvements along the south side, widening for bike lanes in both directions and resurfacing this section of Mottman Road. The Tumwater portion includes frontage improvements on the north side of this section. The Tumwater work also includes the section from Mottman Court to R.W. Johnson Boulevard, which will be improved to include frontage improvements and bike lanes on both sides and resurfacing of the entire road. The project has received funding through the state legislature.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 100,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,750,000	\$ -	1,750,000	-	-	-	-	-	1,750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 100,000	\$ 2,000,000	\$ 250,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
Outside Sources of Funds:										
Grants	\$ 100,000	\$ 1,900,000	\$ 250,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 100,000	\$ 1,900,000	\$ 250,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Use of Fund Balance	-	100,000	-	100,000	-	-	-	-	-	100,000
TOTAL SOURCES	\$ 100,000	\$ 2,000,000	\$ 250,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: No
PRIOR: ST-17

ST-17

PROGRAM TITLE: 2nd Avenue Pedestrian and Bike Improvements

PROGRAM DESCRIPTION:

Construction of a non-circular compact roundabout at the intersection of 2nd Avenue and Linwood Avenue, curb ramp replacement, sidewalk infill, lane narrowing to accommodate bike lanes, and resurfacing along 2nd Avenue from Linwood Avenue to B Street.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	500,000	4,230,000	4,230,000	-	-	-	-	-	-	4,730,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 1,175,000	\$ 4,230,000	\$ 4,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,405,000
Outside Sources of Funds:										
Grants	\$ 250,000	\$ 1,865,000	\$ 1,865,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	370,000	1,000,000	1,000,000	-	-	-	-	-	-	1,370,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	555,000	1,000,000	1,000,000	-	-	-	-	-	-	1,555,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 1,175,000	\$ 3,865,000	\$ 3,865,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,040,000
Use of Fund Balance	-	365,000	365,000	-	-	-	-	-	-	365,000
TOTAL SOURCES	\$ 1,175,000	\$ 4,230,000	\$ 4,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,405,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-18

ST-18

PROGRAM TITLE: 93rd Ave Interchange Study

PROGRAM DESCRIPTION:

In partnership with WSDOT, study to examine safety and multimobility issues, analyze alternatives, and conduct an Intersection Control Evaluation (ICE) at the intersections, if applicable. This may be expanded to a corridor study for 93rd Avenue (SR 121) from Interstate 5 to Old Highway 99.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960
Outside Sources of Funds:										
Grants	\$ 51,000	\$ 173,000	\$ 173,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 51,000	\$ 173,000	\$ 173,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,000
Use of Fund Balance	7,960	27,000	27,000	-	-	-	-	-	-	34,960
TOTAL SOURCES	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-20

ST-19

PROGRAM TITLE: Henderson Boulevard - 58th Avenue to Bridge

PROGRAM DESCRIPTION:

Shared use path bridge or widening of existing bridge over the Deschutes River to add multimodal improvements in addition to a roundabout at 58th Avenue / Pioneer Park driveway for traffic calming and capacity.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
Land & R-O-W	-	-	-	-	-	-	-	-	200,000	200,000
Construction	-	-	-	-	-	-	-	-	5,000,000	5,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 5,200,000	\$ 6,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 4,420,000	\$ 4,820,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 4,420,000	\$ 4,820,000
Use of Fund Balance	-	400,000	-	-	-	400,000	-	-	780,000	1,180,000
TOTAL SOURCES	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 5,200,000	\$ 6,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: No
PRIOR: ST-23

ST-20

PROGRAM TITLE: Capitol Blvd Median and Streetscape Reconstruction

PROGRAM DESCRIPTION:

Reconstruction of an existing median on Capitol Boulevard from Tumwater Valley Drive to M Street to incorporate low water use / drought tolerant landscaping in addition to wider concrete curbing for more safe and efficient maintenance.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	420,000	-	-	420,000	-	-	-	-	420,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	450,000	-	-	450,000	-	-	-	-	450,000
TOTAL SOURCES	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-26

ST-21

PROGRAM TITLE: Trosper Road Capacity Study (Littlerock Rd to I-5)

PROGRAM DESCRIPTION:

Capacity study. Anticipating dual roundabout, one at Littlerock Road and one at Tyee Drive/Interstate 5 on/off ramp. This project may need to be expedited given existing capacity issues; however, it will be reevaluated after completion of the I-5/Trosper Rd/Capitol Blvd Reconfiguration project.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000
Outside Sources of Funds:										
Grants	\$ -	\$ 192,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,000	\$ -	\$ 192,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 192,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,000	\$ -	\$ 192,000
Use of Fund Balance	-	48,000	-	-	-	-	-	48,000	-	48,000
TOTAL SOURCES	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: Yes
PRIOR:

S-22

PROGRAM TITLE: Tumwater Blvd and Henderson Blvd Roundabout

PROGRAM DESCRIPTION:

Construct a roundabout at the intersection of Tumwater Blvd and Henderson Blvd.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Land & R-O-W	-	-	-	-	-	-	-	-	500,000	500,000
Construction	-	-	-	-	-	-	-	-	4,000,000	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,900,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,000	\$ 3,600,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	200,000	-	-	200,000	-	-	-	900,000	1,100,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,700,000
Use of Fund Balance	-	200,000	-	-	200,000	-	-	-	-	200,000
TOTAL SOURCES	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,900,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: Yes
PRIOR:

S-23

PROGRAM TITLE: Somerset Hill Culvert Replacement

PROGRAM DESCRIPTION:

Replace existing culvert with Bridge

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,000,000	-	-	4,000,000	-	-	-	-	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: Yes
PRIOR:

S-24

PROGRAM TITLE: 93rd Ave Tigerlilly to City Limits

PROGRAM DESCRIPTION:

Reconstruction of 93rd Avenue to accommodate bike lanes and sidewalk in addition to lowering the roadway at a large hill to improve site distance for safety. Funding assumes a development agreement with expected development on abutting properties.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,000,000	-	-	3,000,000	-	-	-	-	3,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	1,500,000	-	-	1,500,000	-	-	-	-	1,500,000
Total Outside Sources	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Use of Fund Balance	-	1,500,000	-	-	1,500,000	-	-	-	-	1,500,000
TOTAL SOURCES	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: Yes
PRIOR:

S-25

PROGRAM TITLE: 93rd Ave and Case Rd Roundabout

PROGRAM DESCRIPTION:

Project includes the design, right-of-way acquisition, and construction of intersection control at this location. Prior preliminary engineering has identified a roundabout as the preferred intersection control. The next phase includes design and necessary right-of-way acquisition to the extent that we have funds available.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Transportation Master Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	500,000	\$ -	\$ -		\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 500,000
Land & R-O-W	-	500,000	-	-	-	-	-	500,000	-	500,000
Construction	-	-	-	-	-	-	-	-	3,300,000	3,300,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 750,000	\$ 3,300,000	\$ 4,300,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 1,650,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	250,000	-	-	-	-	62,500	187,500	825,000	1,075,000
Mitigation Fees	-	250,000	-	-	-	-	62,500	187,500	825,000	1,075,000
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 375,000	\$ 3,300,000	\$ 3,800,000
Use of Fund Balance	-	500,000	-	-	-	-	125,000	375,000	-	500,000
TOTAL SOURCES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 750,000	\$ 3,300,000	\$ 4,300,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: Yes
PRIOR:

S-26

PROGRAM TITLE: Tyee Drive Extension - Tumwater Boulevard to Prine Drive

PROGRAM DESCRIPTION:

Project includes extension of Tyee Drive from Tumwater Boulevard to Prine Drive as detailed in the Transportation Master Plan. The project will be completed in conjunction with private development in the area. City participation is limited to increased sales tax revenue generated by the development over a five year period. Construction will initially be funded by the Transportation Fund and repaid from the increased sales tax revenue (short term internal debt).

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

Transportation Master Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,500,000	3,500,000	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	3,500,000	3,500,000	-	-	-	-	-	-	3,500,000
TOTAL SOURCES	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.:
NEW: Yes
PRIOR:

S-27

PROGRAM TITLE: Unspecified Planning Document Transportation Improvements

PROGRAM DESCRIPTION:

Implementation of improvements prescribed in various City planning documents including the Transportation Plan, Tumwater Brewery District Plan, Capitol Boulevard Corridor Plan, Littlerock Road Subarea Plan, Black Hills Subarea Transportation Plan, Town Center Street Design Plan, Old Highway 99 Corridor Study, and other City plans. Development activities often lead to missing segments of the transportation system. The intent of this project is to complete missing transportation system segments when it is unlikely development of associated properties will occur in the near term. Funds for this project cannot be used for improvements triggered by development activity. Funds will generally come from Street Special Assessments for benefitting parcels, "fee in lieu of" funds, or grants; ending fund balance may be used when individual properties or development are not the primary beneficiaries.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Transportation Master Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	100,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Land & R-O-W	-	600,000	-	300,000	-	300,000	-	-	-	600,000
Construction	-	1,400,000	-	700,000	-	700,000	-	-	-	1,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 2,100,000	\$ -	\$ 1,050,000	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 2,100,000
Outside Sources of Funds:										
Grants	\$ -	\$ 700,000	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 700,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	700,000	-	350,000	-	350,000	-	-	-	700,000
Total Outside Sources	\$ -	\$ 1,400,000	\$ -	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,400,000
Use of Fund Balance	-	700,000	-	350,000	-	350,000	-	-	-	700,000
TOTAL SOURCES	\$ -	\$ 2,100,000	\$ -	\$ 1,050,000	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 2,100,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: R-02
 R-03
PROGRAM TITLE: T Street Roundabout

R-01

PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and T Street as proposed in the Capitol Boulevard Corridor Plan. 60% design for this project will be completed under the Capitol Boulevard Corridor Plan, Israel Road to M Street Design project. This is a reserve project and is not funded in the 6-Year CFP. This project may be considered if additional funds become available. The project will likely coincide with redevelopment of the former WSDOT Olympic Region Facility and may require a development agreement. "Other Sources" is developer contribution.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

Capitol Blvd Corridor Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2022	2023	2024	2025	2026	2027	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Land & R-O-W	-	2,000,000	-	-	-	-	-	-	-	2,000,000
Construction	-	2,500,000	-	-	-	-	-	-	-	2,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700,000
Outside Sources of Funds:										
Grants	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	2,700,000	-	-	-	-	-	-	-	2,700,000
Total Outside Sources	\$ -	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: R-04

R-02

PROGRAM TITLE: Bishop Road Extension

PROGRAM DESCRIPTION:

This completes the remaining section of Bishop Road to Tyee Drive.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2028	2029	2030	2031	2032	2033	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Land & R-O-W	-	25,000	-	-	-	-	-	-	-	25,000
Construction	-	400,000	-	-	-	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	500,000	-	-	-	-	-	-	-	500,000
TOTAL SOURCES	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: R-05

R-03

PROGRAM TITLE: Littlerock Rd and 77th Way Roundabout

PROGRAM DESCRIPTION:

Conversion of existing signalized intersection to a roundabout to accommodate growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:**PAGE#****FINANCIAL DATA**

EXPENSES	PRIOR YRS	6YR TOTAL	2028	2029	2030	2031	2032	2033	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Land & R-O-W	-	250,000	-	-	-	-	-	-	-	250,000
Construction	-	3,500,000	-	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	4,000,000	-	-	-	-	-	-	-	4,000,000
TOTAL SOURCES	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000

TO: Public Works Committee
 FROM: Jared VerHey, Capital Projects Manager
 DATE: September 18, 2025
 SUBJECT: Service Provider Agreement with SCJ Alliance for the Deschutes Valley Trail

1) Recommended Action:

Place the Service Provider Agreement (SPA) with SCJ Alliance, for the Deschutes Valley Trail project on the October 7, 2025, City Council consent calendar with a recommendation to approve and authorize the Mayor to sign.

2) Background:

The Deschutes Valley Trail is a multi-use trail from Historical Park to Pioneer Park consisting of seven total segments (A1, A2, B, C, D, Palermo Spur and Deschutes Valley Park Spur). Segment A1 was constructed in 2021. This SPA includes the design for the remaining six segments (A2, B, C, D, Palermo Spur and Deschutes Valley Park Spur).

These six segments of trail extend over two miles, traverse varying and complex terrain features, and navigate through and adjacent to critical areas. The trail will be 10' wide with 2' gravel shoulders on each side and will be designed to meet ADA guidelines for accessibility. This is a complex design project and will require significant cuts and fills, utility relocations, multiple retaining walls, barrier/protective fencing, and bridge structures.

Portions of the trail will be adjacent to the Tumwater Valley Golf course, integrated into the golf cart path, and will require protection of trail users from golf play via barrier/protective fencing. The trail system also consists of three water crossings requiring bridges over a drainage ditch, the Deschutes River, and its side channels.

This SPA will provide the final design, environmental permitting, and construction documents for a complete construction bid package. Work will be developed from previously completed planning and preliminary design documents that were completed circa 2018.

The design fee for this SPA is estimated at \$2,499,216.93 and will include full plans, specifications, and cost estimate. Construction is anticipated to be phased with the first segment beginning late 2026 or early 2027 and the final phase being complete by 2030.

3) Policy Support:

- A. Build a Community Recognized for Quality, Compassion and Humanity
 - Develop a city-wide trail system.
-

4) Alternatives:

- ☐ Request changes to the scope of work and budget.
 - ☐ Decline approval.
-

5) Fiscal Notes:

This project and the funding necessary to complete this work is included in the 2024-2029 Capital Facility Plan (CFP). The Deschutes Valley Trail is identified as General Governmental Project GG-05, Deschutes Valley Trail. Project costs have been updated in the Draft 2026-2031 CFP, which will be brought forward to Council soon.

Total cost for the remaining segments is estimated at \$16.8 million. The City has secured \$5.8 million dollars in Connecting Washington grant funding through the State Transportation Budget and \$2.595 million in federal funding administered by Thurston Regional Planning Council. The remaining funds will come from the Metropolitan Park District, Park Impact Fees, and the General Fund. The City is actively researching and anticipates applying for more grant funding to reduce City funds needed for the project.

6) Attachments:

A. Service Provider Agreement

**CITY OF TUMWATER
SERVICE PROVIDER AGREEMENT**

Deschutes Valley Trail

THIS AGREEMENT is made and entered into in duplicate this _____ day of _____, 2025, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY”, and SCJ Alliance, a Washington corporation, hereinafter referred to as the “SERVICE PROVIDER”.

WITNESSETH:

WHEREAS, the CITY desires to have certain services and/or tasks performed as set forth below requiring specialized skills and other supportive capabilities; and

WHEREAS, sufficient CITY resources are not available to provide such services; and

WHEREAS, the SERVICE PROVIDER represents that the SERVICE PROVIDER is qualified and possesses sufficient skills and the necessary capabilities, including technical expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The SERVICE PROVIDER shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as SERVICE PROVIDER responsibilities throughout this Agreement and as detailed in Exhibit “A” Scope of Services attached hereto and incorporated herein (the “Project”).

2. TERM.

The Project shall begin no earlier than October 1, 2025, and shall be completed no later than December 31, 2027. This Agreement may be extended for additional periods of time upon mutual written agreement of the parties.

3. TERMINATION.

Prior to the expiration of the Term, this Agreement may be terminated immediately, with or without cause, by the CITY.

4. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the CITY.

B. No payment shall be made for any service rendered by the SERVICE PROVIDER except for services identified and set forth in this Agreement.

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed **Two-Million Four-Hundred-Ninety-Nine-Thousand Two-Hundred-Sixteen and 93/100 Dollars** (\$2,499,216.93) as follows: **As reflected in Exhibit "A"**.

D. Upon execution of this Agreement, the SERVICE PROVIDER must submit IRS Form W-9 Request for Taxpayer Identification Number (TIN) and Certification unless a current Form W-9 is already on file with the CITY.

E. The SERVICE PROVIDER shall submit an invoice to the CITY for services rendered during the contract period. The CITY shall initiate authorization for payment after receipt of said invoice and shall make payment to the SERVICE PROVIDER within approximately thirty (30) days thereafter.

F. When subcontracting services or purchasing goods from third parties, as identified and approved in this Agreement, the SERVICE PROVIDER must submit written documentation establishing that the goods and/or services have been provided and the third party has been paid in order to receive payment for such goods and/or services.

G. Invoices may be submitted immediately following performance of services, but in no event shall an invoice be submitted more than twenty (20) business days following the end of the contract term or the end of the calendar year, whichever is earlier.

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the

discretion of the SERVICE PROVIDER. No agent, employee, servant or representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the SERVICE PROVIDER is an independent contractor with the authority to control and direct the performance of the details of the work; however, the results of the work contemplated herein must meet the approval of the CITY and shall be subject to the CITY'S general rights of inspection and review to secure the satisfactory completion thereof.

C. As an independent contractor, the SERVICE PROVIDER shall be responsible for the reporting and payment of all applicable local, state, and federal taxes.

D. It is recognized that the SERVICE PROVIDER may or will be performing services during the Term for other parties; provided, however, that such performance of other services shall not conflict with or interfere with the SERVICE PROVIDER'S ability to perform the services. The SERVICE PROVIDER agrees to resolve any such conflicts of interest in favor of the CITY.

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

The CITY may at its sole discretion require the SERVICE PROVIDER to remove an employee, agent or servant from employment on this Project. The SERVICE PROVIDER may, however, employ that individual on other non-CITY related projects.

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S

indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

B. CITY Indemnification. The CITY agrees to indemnify, defend and hold the SERVICE PROVIDER, its officers, directors, shareholders, partners, employees, and agents harmless from any and all claims, demands, losses, actions and liabilities (including costs and attorney fees) to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, arising from, resulting from or connected with this Agreement to the extent solely caused by the negligent acts, errors, or omissions of the CITY, its employees or agents. No liability shall attach to the CITY by reason of entering into this Agreement except as expressly provided herein.

C. Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

8. INSURANCE.

A. The SERVICE PROVIDER shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the SERVICE PROVIDER, their agents, representatives, employees or subcontractors.

B. The SERVICE PROVIDER shall provide a Certificate of Insurance evidencing:

1. Automobile Liability insurance with limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

2. Commercial General Liability insurance written on an occurrence basis with limits no less than \$2,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage. Coverage shall include but not be limited to: blanket contractual; products/completed operations; broad form property damage; explosion, collapse and underground (XCU) if applicable; and employer's liability.

3. Professional Liability insurance written on a claims made basis with limits of no less than \$2,000,000 per claim, and \$2,000,000 policy aggregate limit.

C. The CITY shall be named as an additional insured on the insurance policy, except professional liability, as respect to work performed by or on behalf of the SERVICE PROVIDER and a copy of the endorsement naming the CITY as additional insured shall be attached to the Certificate of Insurance. The CITY reserves the right to request certified copies of any required policies.

D. The SERVICE PROVIDER'S insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

E. Any payment of deductible or self-insured retention shall be the sole responsibility of the SERVICE PROVIDER.

F. The SERVICE PROVIDER'S insurance shall be primary insurance as respect to the CITY and the CITY shall be given written notice of any cancellation, suspension or material change in coverage within two (2) business days of SERVICE PROVIDER'S receipt of such notice.

9. TREATMENT OF ASSETS.

Title to all property furnished by the CITY shall remain in the name of the CITY and the CITY shall become the owner of the work product and other documents, if any, prepared by the SERVICE PROVIDER pursuant to this Agreement.

10. COMPLIANCE WITH LAWS.

A. The SERVICE PROVIDER, in the performance of this Agreement, shall comply with all applicable federal, state or local laws and ordinances, including being licensed to do business in the City of Tumwater by obtaining a Tumwater business license and any additional regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The SERVICE PROVIDER specifically agrees to pay any applicable CITY business and occupation (B&O) taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

B. Nondiscrimination in Employment. In the performance of this Agreement, the SERVICE PROVIDER will not discriminate against any employee or applicant for employment on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law; provided that the prohibition against discrimination in employment because of disability shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships.

C. Nondiscrimination in Services. The SERVICE PROVIDER will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

D. If any assignment and/or subcontract have been authorized by the CITY, said assignment or subcontract shall include appropriate safeguards against discrimination. The SERVICE PROVIDER shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

E. Nondiscrimination in Contractors / Subcontractors. The City of Tumwater, in accordance with RCW 49.60.530 requires all covered contractors or subcontractors to actively pursue a diverse and inclusive workforce. Contractors and subcontractors are prohibited from all forms of discrimination listed in RCW 49.60.530.

F. Nondiscrimination in Benefits. **The provisions of this subsection are only applicable to contracts with an estimated value of**

\$50,000 or more. Pursuant to Tumwater Municipal Code (TMC) Chapter 3.46, the SERVICE PROVIDER shall provide employee benefits or an equivalent sum to the domestic partners of their employees involved in the SERVICE PROVIDER'S operations applicable to this Agreement if such benefits are provided to employees' spouses as more particularly set forth in Chapter 3.46 of the TMC, a copy of which is attached hereto as Exhibit "B".

12. ASSIGNMENT/SUBCONTRACTING.

A. The SERVICE PROVIDER shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the CITY, and it is further agreed that said consent must be sought in writing by the SERVICE PROVIDER not less than thirty (30) days prior to the date of any proposed assignment. The CITY reserves the right to reject without cause any such assignment.

B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and proper bidding procedures where applicable as set forth in local, state and/or federal statutes, ordinances and guidelines.

C. Any technical service subcontract not listed in this Agreement, must have express advance approval by the CITY.

13. NON-APPROPRIATION OF FUNDS.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the CITY will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period, and this Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the CITY in the event this provision applies.

14. CHANGES.

Either party may request changes to the Scope of Services and performance to be provided hereunder, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports,

data, and information as the CITY may request pertaining to matters covered by this Agreement.

B. The SERVICE PROVIDER shall maintain books, records and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit, by the CITY, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

C. To ensure the CITY'S compliance with the Public Records Act, RCW 42.56, the SERVICE PROVIDER shall retain all books, records, documents and other material relevant to this agreement, for six (6) years after its expiration. The SERVICE PROVIDER agrees that the CITY or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.

16. POLITICAL ACTIVITY PROHIBITED.

None of the funds, materials, property or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

17. PROHIBITED INTEREST.

No member, officer, or employee of the CITY shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

18. NOTICE.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the signature page of this Agreement.

19. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

20. JURISDICTION AND VENUE.

A. This Agreement has been and shall be construed as having been made and delivered within the State of Washington. It is agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance.

B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained in the superior court of Thurston County, Washington

21. SEVERABILITY.

A. If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

B. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions.

22. ENTIRE AGREEMENT.

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

Debbie Sullivan
Mayor

Signature (Notarized – see below) _____
 Printed Name: _____
 Title: _____

Melody Valiant, City Clerk

Karen Kirkpatrick, City Attorney

I certify that I know or have satisfactory evidence that _____(name) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____(title) of _____(company) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary Public in and for the State of Washington,
My appointment expires:

Subconsultant Fee Determination Summary - Exhibit E-1

SCJ Alliance

Client: City of Tumwater
Project: Deschutes Valley Trail Segments: A2,B,D,Palermo
Job #: 25-000313
File Name: 25-000313_FEE_Segment C_2025822-civil.xlsm



Template Version: 7/2/2025
Contract Type: LAG Contract

Consultant Fee Determination

DIRECT SALARY COST

Classification	Hours	Direct Hourly Rate	Amount
Principal	24.0	\$104.86	\$2,516.64
Senior Project Manager	278.0	\$79.29	\$22,041.37
Senior Project Manager	505.0	\$76.59	\$38,680.22
E3 Engineer	540.0	\$46.82	\$25,282.80
T4 Technician	546.0	\$42.94	\$23,446.50
Senior Landscape Architect	109.0	\$57.79	\$6,299.11
L4 Landscape	178.0	\$47.27	\$8,414.06
L1 Landscape	364.0	\$31.49	\$11,462.36
Graphic Designer	28.0	\$32.20	\$901.60
P3 Planner	12.0	\$46.95	\$563.40
Senior Consultant	164.0	\$84.54	\$13,865.05
PM3 Project Manager	30.0	\$73.56	\$2,206.73
P4 Planner	52.0	\$48.08	\$2,500.00
Project Accountant	22.0	\$38.92	\$856.24

Total Direct Salary Cost \$159,036.08

OVERHEAD

Overhead Rate: 191.76% Direct Salary Cost: \$159,036.08 Overhead Cost \$304,967.60

FIXED FEE

Fixed Fee Rate: 26.00% Direct Salary Cost: \$159,036.08 Fixed Fee Cost \$41,349.38

TOTAL SALARY COST

Total Salary Cost \$505,353.06

SUBCONSULTANTS

DEA	Task 2	Topographic Survey and Right of Way Me	\$46,517
Sage	Task 3	Geotechnical Analysis (Sage)	\$77,497
Sargent	Task 4	Structural Engineering (Sargent)	\$107,881
NHC	Task 5	Hydraulics and Hydrology Services (NHC)	\$29,121
SWCA	Task 7	Cultural Resource Services (SWCA)	\$42,403
DEA	Task 8	Environmental Fieldwork and Mitigation	\$147,579

Subconsultant Fee Subtotal: \$0 \$450,998.00
Subconsultant Markup: 0% \$0.00

REIMBURSABLE EXPENSES

Copies, Printing, etc. 0.0% of the Direct Salary Costs \$0.00
Mileage 200 miles at \$0.700 per mile \$140.00
Expenses Subtotal: \$140.00
Expenses Markup: 0% \$0.00

SUBTOTAL (SALARY, SUBCONSULTANTS AND EXPENSES)

Subtotal (Salary, Subconsultants and Expenses) \$956,491.06

MANAGEMENT RESERVE FUND (MRF)

Management Reserve: \$100,000 \$100,000.00

Total Estimated Budget: \$1,056,491.06

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Task 1 Management / Coordination / Administration																	
Subtask 1	Continuous Project Management																\$ 42,794.59
1	Consultant Team Management	4.0	24.0	12.0												40.0	\$ 10,299.95
2	Prepare Project Schedule		2.0	4.0			4.0									10.0	\$ 2,211.96
3	Maintenance of Schedule and Budget		6.0	4.0												10.0	\$ 2,485.17
4	Progress Reports		2.0	6.0												8.0	\$ 1,964.20
5	Schedule and Budget Monitoring		4.0	6.0												10.0	\$ 2,468.07
6	Coordination with City	4.0	40.0	40.0												84.0	\$ 21,145.78
7	Record Keeping		2.0	4.0											6.0	12.0	\$ 2,219.46
Subtotal Hours:		8.0	80.0	76.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	174.0	\$ 42,794.59
Subtask 2	Continuous Administrative Services																\$ 26,660.28
1	Project Set-up and Execute Agreement	2.0	2.0	4.0											2.0	10.0	\$ 2,391.17
2	Execution of Subconsultant Agreements	2.0	2.0	4.0											2.0	10.0	\$ 2,391.17
3	Subconsultant Administration		12.0	24.0											6.0	42.0	\$ 9,606.56
4	Review Subconsultant Deliverables		12.0	24.0												36.0	\$ 8,864.53
5	Preparation of Monthly Invoices	2.0	6.0	2.0											6.0	16.0	\$ 3,406.84
Subtotal Hours:		6.0	34.0	58.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	114.0	\$ 26,660.28
Subtask 3	Biweekly Design Coordination Meetings																\$ 6,678.43
1	Biweekly Design Coordination Meetings		12.0	12.0			4.0									28.0	\$ 6,678.43
Subtotal Hours:		0.0	12.0	12.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0	\$ 6,678.43
Subtask 4	Submitting Project Deliverables																\$ 15,100.76
1	Submittal and Documentation	8.0	12.0	24.0	24.0											68.0	\$ 15,100.76
Subtotal Hours:		8.0	12.0	24.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	68.0	\$ 15,100.76
Total Phase Hours:		22.0	138.0	170.0	24.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.0	384.0	384.0
Total Phase Direct Labor:		\$2,306.92	\$10,941.40	\$13,021.07	\$1,123.68	\$0.00	\$462.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856.24	\$28,711.62	\$ 91,234.05
Task 2 Topographic Survey and Right of Way Mapping (DEA)																	
Task 3 Geotechnical Analysis (Sage)																	
Task 4 Structural Engineering (Sargent)																	
Task 5 Hydraulics and Hydrology Services (NHC)																	
Task 6 Arborist Services																	

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Subtask 1	Background Document Review and Conceptual Site Walk																\$ 2,403.28
1	Background Document Review							16.0								16.0	\$ 2,403.28
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	\$ 2,403.28
Subtask 2	Tree Health Assessment																\$ 3,972.19
1	Tree Health Assessment						2.0	24.0								26.0	\$ 3,972.19
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	2.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	\$ 3,972.19
Subtask 3	Design Review																\$ 3,604.92
1	Design Review							24.0								24.0	\$ 3,604.92
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	0.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.0	\$ 3,604.92
Subtask 4	Public Involvement																\$ 2,838.74
1	Public Involvement							8.0		16.0					0.0	24.0	\$ 2,838.74
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	24.0	\$ 2,838.74
Subtask 5	Final Design Communication																\$ 2,770.55
1	Final Design Communication						2.0	16.0								18.0	\$ 2,770.55
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	2.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0	\$ 2,770.55
Subtask 6	Bid Period Services																\$ 1,201.64
1	Bid Period Services							8.0								8.0	\$ 1,201.64
	Subtotal Hours:	0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	\$ 1,201.64
	Total Phase Hours:	0.0	0.0	0.0	0.0	0.0	4.0	96.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	116.0	\$ 116.0
	Total Phase Direct Labor:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$231.16	\$4,537.92	\$0.00	\$515.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,284.28	\$ 16,791.33
Task 7	Cultural Resource Services (SWCA)																
Task 8	Environmental Fieldwork and Mitigation (DEA)																
Task 9	Environmental Compliance and Permitting																
Subtask 1	Environmental Permitting Evaluation / Alternative Comparison																\$ 4,214.37
1	Environmental Permitting Evaluation / Alternative Comparison		2.0	2.0								12.0				16.0	\$ 4,214.37
	Subtotal Hours:	0.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	0.0	0.0	0.0	16.0	\$ 4,214.37
Subtask 2	Communication & Coordination																\$ 19,978.19
1	Communication & Coordination		8.0	8.0	4.0							40.0	20.0			80.0	\$ 19,978.19
	Subtotal Hours:	0.0	8.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	20.0	0.0	0.0	80.0	\$ 19,978.19
Subtask 3	NEPA																\$ 9,509.81
1	NEPA		4.0									18.0		24.0		46.0	\$ 9,509.81

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Subtotal Hours:		0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0	0.0	24.0	0.0	46.0	\$ 9,509.81
Subtask 4	JARPA Preparation																\$ 16,263.45
1	JARPA Preparation			8.0	24.0							40.0				72.0	\$ 16,263.45
Subtotal Hours:		0.0	0.0	8.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	0.0	72.0	\$ 16,263.45
Subtask 5	SEPA																\$ 5,949.35
1	SEPA			2.0								2.0	8.0	20.0		32.0	\$ 5,949.35
Subtotal Hours:		0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	8.0	20.0	0.0	246.0	\$ 5,949.35
Subtask 6	WDFW HPA																\$ 5,380.18
1	WDFW HPA			2.0	4.0							16.0				22.0	\$ 5,380.18
Subtotal Hours:		0.0	0.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	22.0	\$ 5,380.18
Subtask 7	Shoreline Substantial Development Permit																\$ 7,089.10
1	Shoreline Substantial Development Permit			4.0	4.0							16.0		8.0		32.0	\$ 7,089.10
Subtotal Hours:		0.0	0.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	8.0	0.0	32.0	\$ 7,089.10
Subtask 8	Coordination of Trail Design with EPA/DOE																\$ 5,809.14
1	Coordination of Trail Design with EPA/DOE			4.0								18.0				22.0	\$ 5,809.14
Subtotal Hours:		0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0	0.0	0.0	0.0	22.0	\$ 5,809.14
Total Phase Hours:		0.0	14.0	30.0	36.0	0.0	0.0	0.0	0.0	0.0	0.0	162.0	28.0	52.0	0.0	322.0	\$ 322.0
Total Phase Direct Labor:		\$0.00	\$1,110.00	\$2,297.84	\$1,685.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,695.97	\$2,059.62	\$2,500.00	\$0.00	\$23,348.94	\$ 74,193.59
Task 10	Stormwater Analysis and Design																
Subtask 1	Data Collection & Prelim Site Investigation																\$ 4,922.60
1	Data Collection & Prelim Site Investigation			8.0	20.0											28.0	\$ 4,922.60
Subtotal Hours:		0.0	0.0	8.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0	\$ 4,922.60
Subtask 2	Predesign Analysis																\$ 8,507.13
1	Analysis of Existing Conveyance System(s) & Outfall(s)			16.0	20.0	12.0										48.0	\$ 8,507.13
Subtotal Hours:		0.0	0.0	16.0	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	48.0	\$ 8,507.13
Subtask 3	Final Stormwater Analysis and Design																\$ 7,366.22
1	Design of New Conveyance System(s)			16.0	16.0	8.0										40.0	\$ 7,366.22
2	Design of On-Site Stormwater Management BMPs			16.0	16.0											32.0	\$ 6,274.59
3	Endangered Species Act (ESA) Stormwater Design Checklist			2.0	4.0											6.0	\$ 1,081.87
4	Drainage Control Plan (DCP) Reports			8.0	40.0	20.0										68.0	\$ 10,627.17
Subtotal Hours:		0.0	0.0	42.0	76.0	28.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	146.0	\$ 25,349.85
Subtask 4	Stormwater Pollution Prevention Plan (SWPPP)																\$ 2,380.40

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
1	Stormwater Pollution Prevention Plan (SWPPP)				16.0											16.0	\$ 2,380.40
Subtotal Hours:		0.0	0.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	\$ 2,380.40
Subtask 5 NPDES Permit																	\$ 1,557.47
1	NPDES Permit				8.0		2.0									10.0	\$ 1,557.47
Subtotal Hours:		0.0	0.0	0.0	8.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	\$ 1,557.47
Total Phase Hours:		0.0	0.0	66.0	140.0	40.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	248.0	\$ 248.0
Total Phase Direct Labor:		\$0.00	\$0.00	\$5,055.24	\$6,554.80	\$1,717.69	\$115.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,443.31	\$ 42,717.46
Task 11 Public Outreach																	
Subtask 1 Public Outreach Materials																	\$ 5,187.72
1	Public Outreach Materials		2.0	2.0	4.0		1.0		4.0	12.0	12.0					37.0	\$ 5,187.72
Subtotal Hours:		0.0	2.0	2.0	4.0	0.0	1.0	0.0	4.0	12.0	12.0	0.0	0.0	0.0	0.0	37.0	\$ 5,187.72
Subtask 2 Predesign Analysis Stakeholder Engagement																	\$ 3,962.59
1	Four In-Person Stakeholder Meetings		8.0	8.0												16.0	\$ 3,962.59
Subtotal Hours:		0.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	\$ 3,962.59
Subtask 3 Final Design Stakeholder / Public Engagement																	\$ 1,981.30
1	Two In-Person Stakeholder Meetings		4.0	4.0												8.0	\$ 1,981.30
2	One In-Person Public Open House	2.0	2.0	2.0		2.0						2.0	2.0			12.0	\$ 3,029.08
Subtotal Hours:		2.0	6.0	6.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	2.0	2.0	0.0	0.0	20.0	\$ 5,010.38
Total Phase Hours:		2.0	16.0	16.0	4.0	0.0	3.0	0.0	4.0	12.0	12.0	2.0	2.0	0.0	0.0	73.0	\$ 73.0
Total Phase Direct Labor:		\$209.72	\$1,268.57	\$1,225.51	\$187.28	\$0.00	\$173.37	\$0.00	\$125.96	\$386.40	\$563.40	\$169.09	\$147.12	\$0.00	\$0.00	\$4,456.41	\$ 14,160.69
Task 12 60% Design																	
Subtask 1 60% Plans																	\$ 84,842.15
1	Data Collection and Preliminary Site Investigation		8.0	8.0	8.0		8.0									32.0	\$ 6,621.86
X	Civil Predesign Analysis		2.0	8.0	8.0											18.0	\$ 3,641.17
X	Compile Existing Drawings and Files			2.0	8.0	26.0										36.0	\$ 5,224.76
X	Cover Sheet (1 sheet)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Legend and Abbreviations (1 sheet)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Alignment Plan and Survey Control (7 sheets)			1.0	8.0	16.0										25.0	\$ 3,616.84
X	Existing Condition Plans (7 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Site Preparation and TESC Plans (7 sheets)			2.0	4.0	16.0										22.0	\$ 3,265.13
X	Construction Staging and Access Plans (14 sheets)			4.0	8.0	20.0										32.0	\$ 4,892.82
X	Trail Plans and Profiles (13 sheets)			2.0	8.0	20.0										30.0	\$ 4,406.04

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Trail Typical Cross Sections (3 sheets)			2.0	8.0	12.0										22.0	\$ 3,314.42
X	Trail General Notes and Details (4 sheets)			2.0	4.0	12.0										18.0	\$ 2,719.32
X	Trail Canopy and Fencing Plans (3 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Trail Canopy and Fencing Details (2 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Bridge Plans (Prepared under separate task, 5 sheets)															0.0	\$ -
X	Retaining Wall Plans (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Tee Box Relocation Plans (4 sheets)			2.0	10.0	24.0										36.0	\$ 5,249.41
X	Stormwater Conveyance and Relocation Plan and Profiles (3 sheets)			4.0	10.0	24.0										38.0	\$ 5,736.18
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Urban Design Plans (3 sheets)			4.0	10.0	30.0	2.0		4.0							50.0	\$ 7,322.42
X	Urban Trail Details (3 sheets)			4.0	10.0	30.0	2.0		4.0							50.0	\$ 7,322.42
X	Irrigation Relocation Plan (4 sheets)						4.0		32.0							36.0	\$ 3,936.54
X	Landscape and Restoration Plans (4 sheets)						4.0		32.0							36.0	\$ 3,936.54
X	Landscape and Restoration Plant Schedule (2 sheets)						2.0		24.0							26.0	\$ 2,768.77
Subtotal Hours:		0.0	10.0	55.0	124.0	270.0	22.0	0.0	96.0	0.0	0.0	0.0	0.0	0.0	0.0	577.0	\$ 84,842.15
Subtask 2 60% Cost Estimate																	\$ 6,179.90
1	60% Cost Estimate		1.0	2.0	16.0	8.0	2.0	8.0	4.0							41.0	\$ 6,179.90
Subtotal Hours:		0.0	1.0	2.0	16.0	8.0	2.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	41.0	\$ 6,179.90
Subtask 3 60% Specifications																	\$ 10,058.68
1	60% Specifications		8.0	16.0	16.0		2.0	4.0	8.0							54.0	\$ 10,058.68
Subtotal Hours:		0.0	8.0	16.0	16.0	0.0	2.0	4.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	54.0	\$ 10,058.68
Subtask 4 Quality Assurance / Quality Control																	\$ 10,160.88
1	Quality Assurance / Quality Control		16.0	16.0			4.0	2.0	12.0							50.0	\$ 10,160.88
Subtotal Hours:		0.0	16.0	16.0	0.0	0.0	4.0	2.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0	\$ 10,160.88
Total Phase Hours:		0.0	35.0	89.0	156.0	278.0	30.0	14.0	120.0	0.0	0.0	0.0	0.0	0.0	0.0	722.0	\$ 722.0
Total Phase Direct Labor:		\$0.00	\$2,774.99	\$6,816.91	\$7,303.92	\$11,937.96	\$1,733.70	\$661.78	\$3,778.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,008.06	\$ 111,241.62
Task 13 Final Design																	
Subtask 1 90% Plans																	\$ 36,640.93
1	Cover Sheet (1 sheet)					1.0										1.0	\$ 136.45
X	Legend and Abbreviations (1 sheet)					1.0										1.0	\$ 136.45
X	Alignment Plan and Survey Control (7 sheets)				1.0	2.0										3.0	\$ 421.68
X	Existing Condition Plans (7 sheets)				1.0	2.0										3.0	\$ 421.68
X	Site Preparation and TESC Plans (7 sheets)			1.0	2.0	4.0										7.0	\$ 1,086.75

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Construction Staging and Access Plans (14 sheets)			4.0	8.0	8.0										20.0	\$ 3,255.38
X	Trail Plans and Profiles (13 sheets)			1.0	4.0	8.0										13.0	\$ 1,930.12
X	Trail Typical Cross Sections (3 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Trail General Notes and Details (4 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Trail Canopy and Fencing Plans (3 sheets)			1.0	2.0	4.0										7.0	\$ 1,086.75
X	Trail Canopy and Fencing Details (2 sheets)			1.0	2.0	4.0										7.0	\$ 1,086.75
X	Bridge Plans (Prepared under separate task, 5 sheets)															0.0	\$ -
X	Retaining Wall Plans (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Stormwater Conveyance and Relocation Plan and Profiles (3 sheets)			2.0	8.0	8.0										18.0	\$ 2,768.60
X	Stormwater Details (2 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Utility Details (Prepared under separate task, 1 sheet)															0.0	\$ -
X	Urban Design Plans (3 sheets)			1.0	4.0	12.0	2.0		8.0							27.0	\$ 3,643.70
X	Urban Trail Details (3 sheets)			1.0	4.0	12.0										17.0	\$ 2,475.93
X	Irrigation Relocation Plan (4 sheets)						2.0		36.0							38.0	\$ 3,969.52
X	Landscape and Restoration Plans (4 sheets)						2.0		36.0							38.0	\$ 3,969.52
X	Landscape and Restoration Plant Schedule (2 sheets)						4.0		24.0							28.0	\$ 3,136.04
X	Traffic Control Plans (2 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
Subtotal Hours:		0.0	0.0	18.0	52.0	90.0	10.0	0.0	104.0	0.0	0.0	0.0	0.0	0.0	0.0	274.0	\$ 36,640.93
Subtask 2 90% Cost Estimate																	\$ 4,589.45
1	90% Cost Estimate		1.0	2.0	8.0	8.0	2.0	8.0								29.0	\$ 4,589.45
Subtotal Hours:		0.0	1.0	2.0	8.0	8.0	2.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	29.0	\$ 4,589.45
Subtask 3 90% Specifications																	\$ 7,478.60
1	90% Specifications		8.0	16.0			2.0	8.0								34.0	\$ 7,478.60
Subtotal Hours:		0.0	8.0	16.0	0.0	0.0	2.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34.0	\$ 7,478.60
Subtask 4 100% Plans																	\$ 28,863.75
1	Cover Sheet (1 sheet)					1.0										1.0	\$ 136.45
X	Legend and Abbreviations (1 sheet)					1.0										1.0	\$ 136.45
X	Alignment Plan and Survey Control (7 sheets)				1.0	1.0										2.0	\$ 285.23
X	Existing Condition Plans (7 sheets)					1.0										1.0	\$ 136.45
X	Site Preparation and TESC Plans (7 sheets)			1.0	2.0	4.0										7.0	\$ 1,086.75
X	Construction Staging and Access Plans (14 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Trail Plans and Profiles (13 sheets)			1.0	4.0	8.0										13.0	\$ 1,930.12
X	Trail Typical Cross Sections (3 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Trail General Notes and Details (4 sheets)				1.0	2.0										3.0	\$ 421.68

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Template Version: 7/2/2025

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

LAG Contract

Job #: 25-000313

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Collin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Trail Canopy and Fencing Plans (3 sheets)				1.0	2.0										3.0	\$ 421.68
X	Trail Canopy and Fencing Details (2 sheets)				1.0	2.0										3.0	\$ 421.68
X	Bridge Plans (Prepared under separate task, 5 sheets)															0.0	\$ -
X	Retaining Wall Plans (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Stormwater Conveyance and Relocation Plan and Profiles (3 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Stormwater Details (2 sheets)			1.0	4.0	4.0										9.0	\$ 1,384.30
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 4 sheets)															0.0	\$ -
X	Utility Details (Prepared under separate task, 1 sheet)															0.0	\$ -
X	Urban Design Plans (3 sheets)			1.0	2.0	8.0	2.0		4.0							17.0	\$ 2,400.08
X	Urban Trail Details (3 sheets)			1.0	2.0	8.0	4.0		4.0							19.0	\$ 2,767.35
X	Irrigation Relocation Plan (4 sheets)						4.0		32.0							36.0	\$ 3,936.54
X	Landscape and Restoration Plans (4 sheets)						4.0		32.0							36.0	\$ 3,936.54
X	Landscape and Restoration Plant Schedule (2 sheets)						4.0		24.0							28.0	\$ 3,136.04
X	Traffic Control Plans (2 sheets)			2.0	4.0	8.0										14.0	\$ 2,173.50
Subtotal Hours:		0.0	0.0	10.0	34.0	62.0	18.0	0.0	96.0	0.0	0.0	0.0	0.0	0.0	0.0	220.0	\$ 28,863.75
Subtask 5 100% Cost Estimate																	\$ 6,599.01
1	100% Cost Estimate		2.0	2.0	8.0	4.0	8.0	16.0								40.0	\$ 6,599.01
Subtotal Hours:		0.0	2.0	2.0	8.0	4.0	8.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	\$ 6,599.01
Subtask 6 100% Specifications																	\$ 7,979.58
1	100% Specifications		8.0	16.0			8.0	4.0								36.0	\$ 7,979.58
Subtotal Hours:		0.0	8.0	16.0	0.0	0.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	36.0	\$ 7,979.58
Subtask 7 Quality Assurance / Quality Control																	\$ 8,898.74
1	Quality Assurance / Quality Control		16.0	20.0												36.0	\$ 8,898.74
Subtotal Hours:		0.0	16.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	36.0	\$ 8,898.74
Subtask 8 Supporting Documentation for WSDOT PS&E																	\$ 7,434.63
1	Supporting Documentation for WSDOT PS&E		8.0	8.0	16.0	8.0										40.0	\$ 7,434.63
Subtotal Hours:		0.0	8.0	8.0	16.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	\$ 7,434.63
Subtask 9 Final Documentation for Land Use Permits																	\$ 12,019.22
1	Final Documentation for Land Use Permits		16.0	8.0	16.0	8.0	2.0	4.0	16.0							70.0	\$ 12,019.22
Subtotal Hours:		0.0	16.0	8.0	16.0	8.0	2.0	4.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	70.0	\$ 12,019.22
Subtask 10 Bid Documents and Comment Response																	\$ 25,412.08
1	Comment Response		8.0	20.0	20.0	20.0	4.0	8.0	16.0							96.0	\$ 16,124.99
2	Bid Documents		4.0	8.0	16.0	16.0	2.0	4.0	8.0							58.0	\$ 9,287.09
Subtotal Hours:		0.0	12.0	28.0	36.0	36.0	6.0	12.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	154.0	\$ 25,412.08

SCJ Alliance

Template Version: 7/2/2025

LAG Contract

File Name: 25-000313_FEE_Segment C_20250904-civil.xlsm



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin - Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Landscape Architect	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
	Total Phase Hours:	0.0	71.0	128.0	170.0	216.0	56.0	52.0	240.0	0.0	0.0	0.0	0.0	0.0	0.0	933.0	\$ 933.0
	Total Phase Direct Labor:	\$0.00	\$5,629.27	\$9,804.10	\$7,959.40	\$9,275.54	\$3,236.24	\$2,458.04	\$7,557.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,920.18	\$ 145,915.97
Task 14	Bid Assistance																
Subtask 1	Bid Assistance																\$ 4,989.11
1	Prepare Addenda as Requested (assumed 2 prepared)		1.0	2.0	4.0	8.0	2.0									17.0	\$ 2,792.71
2	Respond to Bidder Questions		1.0	2.0	4.0		2.0									9.0	\$ 1,701.08
3	Attend Bid Opening		1.0	1.0												2.0	\$ 495.32
	Subtotal Hours:	0.0	3.0	5.0	8.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0	\$ 4,989.11
Subtask 2	Conformed Bid Plan Sheets and Specifications																\$ 4,109.24
1	Conformed Bid Plan Sheets and Specifications		1.0	1.0	2.0	4.0	2.0	16.0								26.0	\$ 4,109.24
	Subtotal Hours:	0.0	1.0	1.0	2.0	4.0	2.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	\$ 4,109.24
	Total Phase Hours:	0.0	4.0	6.0	10.0	12.0	6.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	54.0	\$ 54.0
	Total Phase Direct Labor:	\$0.00	\$317.14	\$459.57	\$468.20	\$515.31	\$346.74	\$756.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,863.28	\$ 9,098.35
	Total Hours All Phases	24.0	278.0	505.0	540.0	546.0	109.0	178.0	364.0	28.0	12.0	164.0	30.0	52.0	22.0	2,852.0	2852.0
	Total Direct Labor Estimate All Phases	\$2,516.64	\$22,041.37	\$38,680.22	\$25,282.80	\$23,446.50	\$6,299.11	\$8,414.06	\$11,462.36	\$901.60	\$563.40	\$13,865.05	\$2,206.73	\$2,500.00	\$856.24	\$159,036.08	\$ 505,353.06
	Indirect Costs																
	Subconsultants:																
		DEA Sage Sargent NHC SWCA DEA															\$46,517.00 \$77,497.00 \$107,881.00 \$29,121.00 \$42,403.00 \$147,579.00
	Subconsultant Subtotal:																\$ 450,998.00
	Subconsultant Markup:																\$ -
	Subconsultant Total:																\$ 450,998.00
	Reimbursable Expenses:																
		Copies, Printing, etc. Mileage															\$ - \$ 140.00 \$ 140.00 \$ -
	Expenses Subtotal:																\$ 140.00
	Expenses Markup:																\$ -
	Expenses Total:																\$ 140.00
	Management Reserve:																\$ 100,000.00
	Total Indirect Costs:																\$ 551,138.00
	Total:																\$ 1,056,491.06

SCOPE OUTLINE

City of Tumwater (COT) Deschutes Valley Trail (Segment C and Deschutes Valley Park Spur)

A. Project Description/Background

The Tumwater Deschutes Valley Trail (DVT) Project Segment C ("Project") proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to undeveloped City right of way. The overall project starts at the recently completed DVT Segment A1 at the Brewery Park and extends over 2 miles southeast terminating at Pioneer Park. This scope is for Segment C ("Project") which will start at the Valley Athletic Club parking lot and terminate near the entrance to the Deschutes Valley Spur. Segment C includes the Deschutes Valley Park Spur.

The mainline trail will be 10-feet wide hot mix asphalt (HMA) with 1 to 2-foot gravel shoulders where practicable, generally following the trail alignment developed as part of the preliminary design project completed in 2018.

Mitigation needs for critical areas and steep slopes are yet to be determined and will be provided during this design phase with supporting documentation via design reports, memos, and design recommendations. Stream and/or wetland mitigation for the project's watershed will comply with City of Tumwater Municipal Code and Army Corp Permit requirements.

The project scope shall include the following task breakdown or something similar. Each subconsultant to the Prime Consultant shall have its scope of work in a separate task.

- ❑ Task 1 – Management / Coordination / Administration
- ❑ Task 2 – Topographic Survey and Right of Way Mapping (DEA)
- ❑ Task 3 - Geotechnical Analysis (Sage)
- ❑ Task 4 – Structural Engineering (Sargent)
- ❑ Task 5 – Hydraulics and Hydrology Services (NHC)
- ❑ Task 6 – Arborist Services (SCJ)
- ❑ Task 7 – Cultural Resources Services (SWCA)
- ❑ Task 8 – Environmental Fieldwork and Mitigation (DEA)
- ❑ Task 9 – Environmental Compliance and Permitting
- ❑ Task 10 – Stormwater Analysis and Design
- ❑ Task 11 – Public Outreach
- ❑ Task 12 – 60% Design
- ❑ Task 13 – Final Design
- ❑ Tasks 12-13 Trail Design key elements include:
 - Fill and cut slopes
 - Retaining walls
 - Stormwater conveyance and LID requirements
 - Landscaping and restoration
 - Urban trail features
 - Wet and dry utility relocation
 - Golf course netting and delineation with trail
 - Illumination modifications
 - Irrigation modifications
 - Constructability review
- ❑ Task 14 – Bid Assistance

Segment C and the Deschutes Valley Park Spur will be designed as one trail project under one plan set for deliverables. The project timeframe may be separate from Segments A2, B, D, and Palermo Spur

Segment C:

- ❑ Limits: End of Segment B just southeast of Valley Athletic club frontage along perimeter of City of Tumwater Valley Golf Course just past the proposed Deschutes Valley Park Spur intersection connection. Segment C includes the Deschutes Valley Park Spur up to the T Street neighborhood connection and trailhead entrance. Description of the Spur is stated below.
- ❑ Length along Segment C trail alignment: Approximately 5,150 LF

Deschutes Valley Park Spur:

- ❑ Limits: Intersection with Segment C up to T Street and entrance into Deschutes Valley Park.
- ❑ Length along the trail alignment: Approximately 950 LF
- ❑ Trail node connection and wayfinding to direct nonmotorized users from T Street onto DVT.
- ❑ Review Deschutes Valley Park As-builts and finalize trail connection into park.
- ❑ ADA compliant HMA Path
- ❑ Fill and slope protection with steep topography.
- ❑ Temporary Construction access for Segment C.

B. Project Assumptions

The following overall project assumptions are made to provide direction to the design. Specific task assumptions are identified at the end of each Task:

- ❑ The City of Tumwater has secured Connect Washington State Funds for Design and Federal Funding for Construction for Segment C. The project will follow federal requirements per WSDOT Local Agency Guidelines (LAG) for design, environmental, and right of way documentation for Segment C.
- ❑ Submittal of the final stamped PS&E bid documents are dependent on comment and review process for environmental permitting and acceptance timeline by stakeholders and decision makers at City as well as construction funding. The Consultant will not proceed with PS&E post 90% until direction is provided from City.
- ❑ The project will be bid as one project for length of Segment C and Deschutes Valley Park Spur.
- ❑ At this time, improvements and construction access will remain within the existing City-owned property and right-of-way (ROW). Right-of-way and permanent and/or temporary easement support services are not included in this Contract, but may be required for construction of the project.
- ❑ All new retaining walls are assumed to be gravity block retaining walls using Redi-Rock blocks, unless specifically noted otherwise.
- ❑ Large scale sewer and drinking water main improvements are not anticipated. However, some existing underground wet utilities may require spot relocations.
- ❑ Aerial utility undergrounding is not included in this contract.
- ❑ The Consultant shall prepare all drawings using AutoCAD or Civil3D.
- ❑ The trail will be designed utilizing the guidance of the WSDOT Design Manual Division 15 – Pedestrian and Bicycle Facilities and AASHTO, where applicable.
- ❑ The 30%, 60%, 90%, Final Design, and Bid Documentation level of effort for all tasks within this scope is based on the alignment and design elements identified as part of the 2018 preliminary design project.

C. City-Provided Items:

- ❑ All 2018 preliminary design plans and documentation
- ❑ Right of entries for surveying, geotechnical exploration, design, and/or construction, as required.
- ❑ Submittal reviews, comments, and approvals (one consolidated set of comments per submittal).
- ❑ Public notices, property owner mailings, postage.
- ❑ Grant funding documentation, if any.
- ❑ Host and update the City's project website and/or other City social media postings with content provided by the consultant.
- ❑ Meeting room arrangements for stakeholder engagement.
- ❑ Participation in public outreach efforts.
- ❑ Existing record drawings (as-built plans), horizontal and vertical monumentation, adjacent development plans, geotechnical reports, environmental reports, GIS maps, CAD drawings, and other applicable information, if available.
- ❑ Existing transportation analysis reports, counts, and models, if available.
- ❑ City boilerplate contract documents and General Special Provisions (GSPs) in electronic format.
- ❑ Contact information for franchise utility providers within the project area.
- ❑ City provided services including pothole for all potentially conflicting utilities identified by the consultant team.

D. Consultant Deliverables

Deliverables prepared by the Consultant are identified at the end of each Task.

E. Scope of Work

1. Task 1 – Management / Coordination / Administration

- 1.1. The Consultant will provide continuous project management services for the project duration (estimate 12 months) including:
 - Consultant team management
 - Prepare project schedule
 - Maintenance of Schedule and Budget
 - Progress Reports
 - Schedule and budget monitoring
 - Coordination with City staff via phone, email, Microsoft Teams, and in-person meetings
 - Record keeping and design project closeout management (production in Task 1.5)
- 1.2 The Consultant will provide continuous administrative services for the project duration (estimate 12 months) including:
 - Project set-up
 - Subconsultant administration
 - Review subconsultant deliverables
 - Preparation of monthly invoices with progress reports. Progress reports will include information like tasks worked on monthly billing cycle, progress percentages on tasks, forecasting next month's tasks and deliverables.

- 1.3** The Consultant will prepare for and conduct biweekly design coordination meetings with City Project Manager and other Staff, as needed. These 30 minute meetings will be held via Microsoft Teams unless otherwise requested by the City.
- 1.4** Submittal and Documentation: The Consultant shall prepare, review, catalog, and submit all project deliverables to the City in digital format at each milestone and the end of the project. The digital documentation shall be arranged in a folder system matching the Project Tasks, i.e. documents completed in Task 2 should be sent to the City in a Task 2 folder.

Task 1 Assumptions:

- *For project deliverables and closeout of submittals, The Consultant's cloud based document sharing site, Project Web, will be used to share files. Folders shall be set-up to match tasks names and deliverables that can be recognized for all users with access.*
- *Quality Control and Quality Assurance will be included at the Task level.*

Task 1 Deliverables:

- *Monthly invoice with progress report of work done, work in progress, and anticipated work in next months invoice. Invoice will include percent complete for each task to track earned value.*
- *Biweekly meeting minutes*
- *Project schedule and updates using Microsoft Project (estimated preliminary schedule + 2 updates) (PDF)*
- *Project Closeout Documents (Electronic Zip Drive)*

2. Task 2 – Topographic Survey and Right of Way Mapping (DEA)

2.1 Task Management

Coordinate the efforts of the design team and maintain consistent communication with the City. Oversee adherence to the project schedule and provide monthly invoicing along with budget status summaries. Ensure quality through ongoing QA/QC review by the Team's Quality Manager. Conduct regular meetings with the CITY to provide project updates and address key milestones or concerns.

- 2.1.1 Task Planning – prepare project management plan, prepare project schedule, and maintain schedule and budget.
- 2.1.2 Task Monitoring – prepare invoices and monitor project status (cost, scope and schedule).
- 2.1.3 Progress Meetings - attend up to seven (7) in-person meetings, and five (5) video conference call meetings. It is assumed that the in-person meeting will be two (2) hours in duration and each video conference call meeting will be approximately one (1) hour long. Provide meeting agendas before and meeting summary after each meeting.

No. of Meetings	Meeting Name
1	Project Kick-off Meeting
1	Environmental Kickoff Meeting
1	Reclaimed Water Line Alignment Alternative Meeting
1	30-Percent Design Milestone Review Meeting
1	60-Percent Design Milestone Review Meeting
1	Development Permit Application Submittal Meetings

1	90-Percent Design Milestone Review Meeting
5	Project Status and Design Coordination Video Conference Calls

- 2.1.4 Design Review Submittal – Prepare submittals to City for review and comments at project stages as indicated below.
- 2.1.5 Quality Assurance – Perform QA/QC review by experienced professional for deliverables.
- 2.1.6 Project Closeout – completion of project including files and records archiving and transfer and documentation of completed work.

- 2.2. The Consultant will perform supplemental topographic survey and infill mapping in areas where updated or missing data is required to support preliminary design for Segment C and the Deschutes Valley Trail Spur. This task includes updating outdated base mapping and capturing new field data in areas where recent field conditions, environmental delineations, or design revisions require additional survey coverage.

Survey Limits and areas for Segment C, including Spur to be evaluated for survey updates as stated below:

- Segment C
 - Critical area and Wetland Delineations as flagged in the field by the biologist will be mapped.
 - Updated tee box locations, reflecting any shifts in layout from recent golf course revisions.
 - Deschutes Valley Spur Trail
 - Critical area and Wetland Delineations as flagged by the biologist will be mapped.
- 2.3. Additional survey needed outside of existing survey limits will be limited to 25 field hours and 25 office hours to perform additional survey outside the defined limits (e.g., due to trail realignments). If additional work exceeds these hours, the City will be notified prior to proceeding.

Task 2 Assumptions:

- Existing survey control provided for in this contract will be verified by establishing horizontal and vertical control based on NAD83/91 horizontal datum and NGVD 29 for vertical datum throughout the project.
- The lateral extent of the survey updates will match the extent of the existing survey.
- Survey deliverable will be provided to SCJ for incorporation into the existing survey basemaps.

Task 2 Deliverables:

- Electronic basemaps for each segment covering the updated/infill survey areas.

3. Task 3 – Geotechnical Analysis (Sage)

The scope of work will be divided into three phases. The first phase will support pre-design analysis; no geotechnical explorations will be conducted during this phase. Phase 2 will consist of completing a geotechnical investigation to obtain additional subsurface soil and groundwater information to support final design. The third phase will consist of geotechnical engineering analysis and recommendations to support design of the trail segments. Specific tasks for each phase are described below.

3.2. Predesign Analysis and Consultation: Sage will review the existing design elements and concepts and work with the team to identify key design considerations that could be optimized. Specific tasks will include:

- **Project Setup:** Sage will initiate the project and set up billing information in support of invoicing throughout the project.
- **Attend Project Kickoff Meeting:** Sage will participate in one project kickoff meeting with the City of Tumwater and the design team.
- **Review Geologic Hazardous Areas:** Sage will identify and evaluate geologic hazards near the alignments that could impact on the proposed improvements and alternative alignment options.
- **Site Reconnaissance Visit:** Sage will conduct a site visit to evaluate the existing conditions, areas of proposed improvements, and options for design alternatives being considered by the design team.
- **Attend Conceptual Design meetings:** Sage will participate in two conceptual design meetings with the project team.
- **Evaluate Potential Design Optimizations:** Sage will provide geotechnical input to the design team based on the existing information as the design team evaluates the existing preliminary designs and potential areas for design optimization.

3.3. Geotechnical Investigation: Sage will supplement existing geotechnical information by completing geotechnical field work:

- **Generate Geotechnical Work Plan Memo:** Sage will prepare a Geotechnical Work Plan Memorandum describing exploration means and methods associated with the exploration program. This work plan will be submitted to the design team and the City for review and approval.
- **Conduct Utility Locates:** Prior to mobilizing equipment, Sage will mark the proposed exploration locations and arrange for utility locates using the One-Call Utility Notification Center. In addition, private utility locators will be utilized when deemed necessary.
- **Boring Access:** Subcontract an excavator and operator to assist with drill rig access into wooded areas along the Deschutes Valley Park Spur. Hire a fencing contractor to cut, remove, and reinstall fencing section as required to access the Deschutes Valley Park Spur.
- **Conduct Limited Access Borings:** Sage will execute geotechnical borings using a limited access tracked drill rig, including:
- **Segment C:** Five borings to depths between about 10 and 25 feet below ground surface (bgs). These borings will be used to support design of proposed retaining walls, fill embankments, and canopy fencing foundations.
- **Deschutes Valley Park Spur:** One boring to depth between 30 and 40 feet bgs. Boring will be used to provide additional analysis and recommendations to support the large cuts and fill.
- **Palermo Waterway Bridge:** One boring to a depth of 75 to 100 feet bgs.
- **Perform Geophysical Subsurface Investigation:** Sage will subcontract a geophysical investigation of subsurface soils using Refraction-Microtremor (ReMi)

to collect shear wave velocity measurements of the soils in the upper 100 feet of the site (bridge site).

- **Perform Groundwater Monitoring:** Complete two of the geotechnical borings with flush mount monitoring wells. Install pressure transducers and record groundwater levels for one year, including monthly equipment checks with manual readings.
- **Prepare Summary Logs and Conduct Lab Testing:** Sage will generate summary boring logs and conduct geotechnical laboratory testing on the representative soil samples obtained from the borings.

3.4. Geotechnical Design Services: Complete geotechnical engineering analysis to support the design. Sage will:

- **Evaluate Field and Laboratory Data:** Generate estimates of the soil strength and other properties needed to evaluate the effects the subsurface conditions will have on the proposed improvements.
- **Develop Updated AASHTO Seismic Design Parameters:** Determine the Site Class seismic parameters in accordance with AASHTO requirements.
- **Evaluate Liquefaction and Lateral Spread Potential:** Evaluate the susceptibility to liquefaction of the materials at the bridge for the design event required by AASHTO. If liquefaction and lateral spreading are anticipated following the design seismic event, Sage will assess the potential impacts on the proposed improvements.
- **Develop Updated Bridge Foundation Recommendations:** Review foundation recommendations in the draft geotechnical report and perform additional analyses of foundation vertical capacities and lateral resistance for the preferred foundation type using the AASHTO LRFD Bridge Specifications and the Washington State Department of Transportation (WSDOT) Geotechnical Design Manual (GDM).
- **Generate Bridge Abutment Lateral Earth Pressures:** Provide lateral earth pressure recommendations for proposed bridge abutment structures and wing walls. Earth pressure diagrams for both static and seismic loading conditions will be generated using the procedures outlined in the WSDOT GDM.
- **Develop Trail Retaining Wall Design Parameters:** Develop design parameters and earthwork recommendations for gravity block and structural earth walls (SEWs) such as those produced by Redi-Rock, which are likely to be the preferred wall types for most situations. Sage will also evaluate other potential wall types, where appropriate.
- **Evaluate Slope Stability for Proposed Walls, Cuts and Fills:** Evaluate global stability of the proposed retaining structures, permanent cuts, and permanent fills. Global stability will be evaluated using the limit equilibrium approach under both static and seismic loading conditions.
- **Evaluate Impacts on Geologic Hazards:** Evaluate geologic hazards at the site and impacts of the proposed improvements on the geologic hazards.

- **Develop Foundation Design Recommendations for Netting/Fencing:** Develop geotechnical recommendations for design and construction of the netting/fencing foundations.
- **Review Existing Pavement Recommendations:** Review existing pavement recommendations provided in the preliminary plans, and provide updated recommendations as needed.
- **Draft Geotechnical Engineering Report:** Prepare a draft geotechnical engineering report summarizing the results of the review and subsurface investigation and presenting conclusions and recommendations.
- **Draft Report Comments:** Address questions and comments on the draft report and provide consultation to the design team on geotechnical aspects of the project as the design progresses to final design.
- **Final Geotechnical Engineering Report:** Finalize the report after receiving review comments from the design team.
- **Geotechnical Data Report:** Following delivery of the final geotechnical report, Sage will issue a final geotechnical data report for inclusion in bid documents.
- **Consultation, Project Management, and QA/QC:** Provide project management and correspondence with the design team to all geotechnical related aspects of the project. Sage will correspond with the City and the design team in the form of meetings, emails, and telephone calls, as necessary.

Task 3 Assumptions:

- *The geotechnical explorations proposed herein will not be used to assess site environmental conditions. However, visual or olfactory observations regarding potential contamination will be noted. Analysis, testing, storage, and handling potentially contaminated soil and groundwater (either sampled or spoils from drilling) are beyond this scope of services. If contaminated soils and/or groundwater are encountered, the material will be properly contained on-site for disposal as mutually agreed upon without additional cost to Sage.*
- *Per the 7/10/25 site access meeting with City personnel, drilling mud will be disposed of on-site by pumping into wooded areas away from waterways. Drill spoils (sand and gravel) will be disposed of on-site in vegetated areas. Exception: drilling mud for the Palermo Waterway Bridge boring will be drummed and disposed of off-site by the drilling subcontractor.*
- *Rights of entry and right of way permitting will be provided by the City at no cost to Sage.*
- *Site-specific seismic response analysis is excluded.*
- *Ground improvement design is excluded.*
- *Lateral spreading evaluations/design will be by the force-based method.*
- *The borehole locations will be identified using handheld GPS units.*
- *Decommissioning of monitoring wells is excluded.*
- *Obtaining clearing and grading permits for the drill rig assess and associated excavator assistance is excluded.*

Task 3 Deliverables:

- *Electronic copy Geotechnical Work Plan Memorandum.*
- *Electronic copy Draft and Final Geotechnical Engineering Report.*
- *Final Geotechnical Data Report*

4. Task 4 – Structural Engineering (Sargent)

The consultant will provide structural engineering support for the design of Segment C which includes the Deschutes Valley Park Spur (Project) which will start at the Valley Athletic Club parking lot and terminate near the entrance just south of the Deschutes Valley Spur.

- 4.2. Project Administration and Management:** The consultant will provide project management services for the consultant's activities. The consultant will provide the administration services, including the project set-up, preparation of monthly invoices with progress reports, as well as the maintenance of the budget and schedule.
- 4.3. Public Outreach:** The consultant will provide assistance to the prime consultant and the City for the public outreach efforts. The effort is expected mainly to focus on the bridge structure.
- 4.4. Review Existing Data:** The consultant will review the existing data, reports, and CAD to understand the project. The consultant team will also visit the site to assess the conditions.
- 4.5. Conceptual Design Retaining Walls:** The Project includes one wall as specified below. It is assumed at this time that the layout of the walls shown in the 2018 preliminary design report will remain unchanged, and that the only change will be from a rockery wall to Redi-Rock walls. As such, conceptual design of the retaining walls will not be necessary. No work by the structural engineer will be performed for this Task.

Wall	Proximity	Length
Wall C1	STA 38+25RT	155 ft

- 4.6. Conceptual Design Bridge:** The project includes one bridge near the beginning of the project that crosses the Palermo Waterway with an approximately 80-ft span. The bridge is called the "Palermo Waterway Bridge" hereafter. The consultant has assumed that the City has accepted the use of a pre-engineered, steel pony truss bridge superstructure with a concrete walking surface. The consultant will work with bridge manufacturers as part of development of the 60% bridge design.

Consultant assumes that the type, size, and location of the new bridge will not change from that shown in the 2018 predesign study. Consultant has assumed that no work will be required for this Task.

- 4.7. Final Design Retaining Walls:** Under this Task, the consultant will progress the design of the retaining walls from the concept level to the contract documents. The wall design responsibilities will follow WSDOT Geotechnical Design Manual, Appendices 15-A and 15-Q for the Redi-Rock pre-approved proprietary walls requirements. The consultant will collaborate with the City and the geotechnical team to determine the settlement requirements.

The consultant will review the site constraints to confirm that the City-standard wall type is feasible in the project. Using the surfaces and approved alignment developed by the civil engineering team, the consultant will create review design sections and evaluate the structural stability of the retaining walls. The consultant will review the geotechnical investigations and collaborate with the geotechnical team to confirm that the standard wall type is feasible. The consultant will review the constructability method of the retaining

walls to explore the impact on the right-of-way and permit requirements. The consultant will provide the geotechnical designer with details for the design of the wall for external stability (sliding, overturning, and bearing), compound stability, and overall (global) stability of the wall. The wall supplier shall be responsible for designing the wall for internal stability (structural failure of wall slope components, including the soil reinforcement, facing, and facing connectors to the reinforcement, and pullout), for all applicable limit states (as a minimum, serviceability, strength, and extreme event). The wall supplier shall also be responsible for designing the railing barrier connection and the distribution of the impact load into the soil reinforcement (if used).

The design will be in accordance with the latest WSDOT Bridge Design Manual, WSDOT Geotechnical Design Manual, and AASHTO LRFD Bridge Design Specifications.

- **60% Retaining Wall Submittal:** The 60% package is a constructability review package.

The consultant will progress the design to a constructability review stage. The consultant will prepare the element sizing and inform SCJ of revisions needed to the plans as needed per the geotechnical, permitting, and right-of-way reviews.

The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. The project-specific Special Provisions will be developed at a later stage.

- **90% Retaining Wall Submittal:** The 90% package is a pre-contract review package.

The consultant will address the comments from the previous package.

The consultant will progress the design to an essentially final PS&E package based on the final geotechnical and hydraulics recommendations.

The cost estimate and quantities will be updated per the structural quantities.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Retaining Wall Bid Documents Submittal:** The Bid Documents package will be the signed plan (by SCJ), specifications, and Estimate package for the contract advertisement. The consultant will address the comments from the previous package. The consultant will progress the design to the contract-ready level. The bid documents will be sealed by a licensed Professional Engineer (PE) in the State of Washington.

4.8. Final Design Bridge: Under this task, the consultant will progress the design of the bridge structure from the 2018 conceptual design to the Contract documents. The design of the pre-engineered bridge type that was selected in the conceptual design will be reviewed.

The bridge manufacturer is responsible for the design and detailing of the superstructure. Due to the federally funded nature of the project, the project must be set up to allow multiple bidders for the bridge superstructure. The consultant will collaborate with the

possible manufacturers to obtain the superstructure parameters for the substructure design. The consultant will collaborate with other disciplines in the trail features connected to the bridge. The consultant will coordinate with the bridge manufacturers for the details on the trail features connected to the bridge. The superstructure design requirements will be presented schematically in the plans and as a performance-based specification in the project specifications.

In collaboration with the hydraulics and geotechnical engineering teams, the consultant will design the substructure, wingwalls, and approach retaining walls (if needed). To the extent feasible, the substructure will be designed to allow multiple bidder options.

The design will be in accordance with the latest WSDOT Bridge Design Manual, WSDOT Geotechnical Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, and AASHTO LRFD Bridge Design Specifications.

- **60% Bridge Submittal:** The 60% package is a constructability review package.

The consultant will prepare the superstructure required documents, review the manufacturer's details and designs. The trail features on the bridge will be identified, located and coordinated with the manufacturer to detail the bridge.

The consultant will prepare the substructure and foundation sizing and revise the plans as needed per the geotechnical, permitting, and right-of-way reviews.

The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes and the bridge manufacturers' estimates.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. A draft Special Provision for the bridge superstructure will be prepared for the City's review. The remaining project-specific Special Provisions will be developed at a later stage.

- **90% Bridge Submittal:** The 90% package is a pre-contract review package. The consultant will address the comments from the previous package and progress the design to an essentially final PS&E package based on the final geotechnical and hydraulics recommendations.

The cost estimate and quantities will be updated per the structural quantities and the manufacturer's quote of the superstructure.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Bridge Bid Documents Submittal:** The Bid Documents package will be the signed plan, specifications, and Estimate package for the contract advertisement. The consultant will address the comments from the previous package. The consultant will progress the design to the contract-ready level. The bid documents will be sealed by a licensed Structural Engineer (SE) in the State of Washington. The signed and sealed bridge superstructure design sheets will be the manufacturer's responsibility, and they will submit them during construction.

4.9. Final Design Trail Features: The project includes structural site elements referred to as trail structures. The trail structures are typical park structures. The type, size, and location of the trail structures are provided by the urban planners.

The consultant will review the standard trail structure for safety. The consultant will also collaborate with the geotechnical engineers to investigate foundation feasibility and assist with determining spacing and height of support poles for netting and parameters of foundation sizing.

Trail Structures	Proximity	Length
Trail Netting	Along segment C	Assume 1000 ft
Trail Fence Canopy	Along segment C	5150 ft

The consultant will progress the design of the trail structures, as specified above, from the 2018 concept level to the contract documents. The trail structures will be manufactured-designed elements. The consultant will be responsible for designing the foundation and the foundation connections, as well as the loading on the supporting retaining walls or other structures. The trail features on the bridges will be addressed in the previous section.

The design will be in accordance with the latest AASHTO LRFD Bridge Design Specifications for guidelines on material design (i.e. reinforced concrete), and LRFD Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals. The design plans and number of sheets are estimated as shown below:

- **60% Trail Structure Submittal:** The 60% package is a constructability review package.

The consultant will prepare the foundation sizes and connection details for the trail structures.

The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. The project-specific Special Provisions will be developed at a later stage.

- **90% Trail Structure Submittal:** The 90% package is a pre-contract review package.

The consultant will address the comments from the previous package. The consultant will progress the design to an essentially final PS&E package based on the final geotechnical recommendations.

The cost estimate and quantities will be updated per the structural quantities.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Trail Structure Bid Documents Submittal:** The Bid Documents package will include the signed plan, specifications, and Estimate for the contract advertisement. The consultant will address the comments from the previous package and progress the design to the contract-ready level. The bid documents will be sealed by a licensed Civil Engineer (PE) in the State of Washington.

- 4.10. Bid Assistance:** The consultant will assist the City during the bid period to answer any questions that arise concerning the above structural PS&E documents and will assist the City in preparing any addenda required to the extent of the budget provided in this contract. The consultant will provide this task on an as-needed basis. The consultant shall obtain authorization from the City prior to providing these services.

Task 4 Assumptions:

- *Task 4.1 Project Administration and Management:*
- *One kick-off meeting will be attended by two consultant staff.*
- *One consultant staff member will attend three (3) 30-minute online meetings.*

- *Task 4.2 Public Outreach:*
- *One consultant staff member will attend a 60-minute Public Outreach online meeting.*
- *Public outreach Meeting and material preparation are assumed to be four (4) hours.*

- *Task 4.3 Review Existing Data:*
- *Two consultant staff will attend the site visit.*

- *Task 4.4 Conceptual Design Retaining Walls:*
- *The walls will be City of Tumwater Standard (Redi-Rock retaining wall system). The consultant will confirm that the standard walls are suitable for the site constraints.*
- *The proposed cut wall will not require wall guardrail. Slope will be graded back 2:1 above wall.*

- *Task 4.5 Conceptual Design Bridge:*
- *The bridge superstructure will be a pre-engineered bridge.*
- *City has selected to use a pre-manufactured pony truss with concrete walking surface for the superstructure. The substructure is assumed to be deep pile foundations.*
- *Constructability study is inherent to concept design.*
- *The preliminary substructure design intends to confirm that the bridge construction is feasible and the parameters of bridge type best fit for the site conditions.*

- *Task 4.6 Final Design Retaining Walls:*
- *No utility line will cross the retaining walls.*
- *No detailing will be completed until the final trail alignment is approved.*

- *Task 4.7 Final Design Bridge:*
- *No utility line will be hung from the bridge.*
- *The bridge will be for pedestrian use. The live loads will include a vehicular live load as required by the AASHTO Guide Specifications for the Design of Pedestrian Bridges.*
- *No detailing will be completed until the final trail alignment and bridge type is approved.*

- *Task 4.8 Final Design Trail Features:*
- *The trail fence canopy and trail netting layouts and locations will be provided by others.*
- *The trail structures are designed by the supplier. The consultant will review the design and details to confirm they are consistent with the project requirements.*
- *No detailing will be completed until City approves trail alignment and features.*
- *The structural design trail feature will be performed by the manufacturer.*
- *The soil properties will be sufficiently uniform so that one foundation design will be performed for the segment.*

- *Task 4.9 Bid Assistance:*
- *We estimated up to 12 hours of senior structural engineering time on an as-needed basis.*
- *We estimate up to 8 hours of drafter time on an as-needed basis for any design changes during the bid.*

Task 4 Deliverables:

- *Conceptual Design Retaining Walls – Segment C*
 - ❑ *Review Trail plans and email communications.*
- *60% Design Submittal – Segment C*
 - ❑ *60% Bridge Plans*
 - ❑ *60% Trail Structures Plans*
 - ❑ *60% Opinion of Cost*
 - ❑ *Draft Pre-engineered Bridge Superstructure Special Provisions.*
 - ❑ *List of any General Special Provisions and any Special Provisions.*
- *90% Design Submittal – Segment C*
 - ❑ *90% Retaining Wall Plans*
 - ❑ *90% Bridge Plans*
 - ❑ *90% Trail Structures Plans*
 - ❑ *90% Opinion of Cost*
 - ❑ *Project Specifications*
- *Signed and Sealed Design Submittal – Segment C*
 - ❑ *Signed and Sealed Bridge Plans*
 - ❑ *Signed and Sealed Trail Structures Plans*
 - ❑ *Cost Estimates*
 - ❑ *Project Specifications*
- *Bid Assistance*
 - ❑ *Bid questions answer via email or phone.*

5. Task 5 – Hydraulics and Hydrology Services (NHC)

The consultant will provide hydrologic and hydraulic analysis support for the design of Segment C which includes the Deschutes Valley Park Spur (Project) which will start at the Valley Athletic Club parking lot and terminate near the entrance just south of the Deschutes Valley Spur.

Phase 1 will consist of the hydrologic and hydraulic analysis required to support the design at the 30/60/90 percent design level. The hydraulic analysis will be used to assess any impacts the project may have on critical areas / the floodplain and is required to support the NEPA and SEPA permitting process.

5.2. Project Management: Manage budget and schedule, provide internal quality assurance / quality control review of their deliverables prior to submission to the Prime Consultant, and provide monthly progress reports. This task also includes internal coordination between the Project Team.

5.3. Hydrologic Analysis: Design flows have been previously developed for the FEMA Flood Insurance Study for the Deschutes River. The peak discharges developed for that study, including the 10, 25, 50, and 100-year floods will be utilized for the hydraulic analysis. Hours for this task include the effort to obtain the peak discharges, input them into the model, and subsequent model validation.

5.4. Hydraulic Analysis: The hydraulic analysis will be used to assess any impacts the project may have on critical areas and will be used in support of the NEPA and SEPA permitting process. Documentation of any flood plain impacts are also needed as part of this project.

- The FEMA effective one-dimensional HEC-RAS model, developed for the 2014 Flood Insurance Study (FIS), will be used to perform a hydraulic analysis of the Deschutes River in support of the proposed trail design and river crossing.
- The design will be assessed at the 30, 60, and 90 percent submittals. Changes to the design will be incorporated into the HEC-RAS model to ensure that the design continues to meet the FEMA criteria.
- For the proposed design, 100-year water surface elevations will be compared to existing conditions as published in the FIS and the differences summarized in the Hydraulic Technical Memo.
- Coordination with the proposed channel protection project that is occurring upstream of this trail project to ensure the channel protection project has the changes to their downstream condition.

5.5. Hydraulic Technical Memo: At the 90 percent level, prepare a Draft Hydraulics Technical Memo that documents the hydrologic and hydraulic analysis and design FEMA rise criteria and submit for review. Prepare a response to review comments and incorporate changes into a Final Hydraulic Technical Memo.

5.6. Permit Support: This task encompasses as-needed permitting support that may be needed by the design team. Examples of permit support may include answering questions by the permitting team, preparation of figures in support of permitting documents, and filling out any NEPA or SEPA documentation.

Task 5 Assumptions:

- *Task 5.1:*
- *There will be a virtual project kickoff meeting between the Client, Prime Consultant, and one (1) consultant staff member lasting one (1) hour.*
- *There will be bi-weekly virtual coordination meetings with the Prime Consultant and one (1) consultant staff lasting up to thirty minutes.*
- *Task 5.2:*
- *No additional hydrologic inputs or analysis will be performed.*
- *Task 5.3:*
- *At the 30 percent design level, the existing one-dimensional HEC-RAS model developed for the Deschutes River FIS will be obtained from FEMA and used for the analysis of the existing condition. If the model developed for the FIS has been updated with more recent geometry, the City will obtain and provide the most recent model. This model will be considered the Base Model.*
- *For the analysis of the proposed design, a duplicate effective one-dimensional HEC-RAS model will be developed from the Base Model.*
- *The Base Model obtained at 30 percent will be carried through the project duration.*
- *The hydrologic data developed as part of the Hydrologic Analysis task will be incorporated into the hydraulic model.*

- *The Phase 1 design will not include any work or encroachments in the regulatory floodway. A zero-rise floodway analysis is not included in this SOW.*
- *The upstream channel protection project is upstream of this project and will not affect water surface elevations at our project site. The trail project could affect water surface elevations at the channel protection site and some coordination with them is needed.*
- *The proposed design will not result in an increase in Base Flood Elevation. Therefore, this SOW does not include time and materials for a Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR).*
- *Task 5.4:*
- *One round of City review comments on the 90% Draft Hydraulics Memo will be addressed as part of the final submittal.*
- *Task 5.5:*
- *Permit Applications will be prepared and coordinated by the consultant.*

Task 5 Deliverables:

- *Task 5.1:*
- *Monthly invoices and progress reports.*
- *Task 5.2. & 5.3:*
- *Results will be summarized in a Hydraulic Technical Memo.*
- *Task 5.4:*
- *Draft 90% and final Hydraulics Report in electronic pdf format*
- *Electronic copy of the HEC-RAS model used for the hydraulic analysis.*

6. Task 6 – Arborist Services

The consultant will provide arborist analysis and observation support for the design of Segment C and the Deschutes Valley Park Spur.

- 6.1. Background Document Review and Conceptual Site Walk:** The consultant will examine the background documents, focusing on previous designs, historical aerials, as well as park, trail, and master plans for Tumwater and Thurston County. This review period will also include an examination of the municipal code.

Before the design process begins, the consultant will visit the site to provide a general assessment and familiarize themselves with the area and the extent of potential tree impacts.

- 6.2. Tree Health Assessment:** Tree Assessment shall be provided by the consultant for the project. The tree assessment will determine existing trees' health and long-term viability along the edge of the trail. The assessment will examine existing trees' age, trunk diameter, structural integrity, biological impacts, expected canopy size, and tolerance to construction impacts. The arborist shall note how canopy size and trunk placement can adversely impact the visibility for vehicles, pedestrians, and bicyclists.

- 6.3. Design Review:** As the design advances through the preliminary, 30%, 60%, and 90% submittal phases, the consultant will review potential tree conflicts and propose solutions to maximize preservation. This process includes site visits with the Consultant and Client to evaluate and refine solutions in the field.

During the design review, the consultant will define tree protection zones to be

incorporated into the construction plan set. In addition, the consultant will identify specific interaction zones where innovative strategies are applied to support preservation goals. Tree protection specifications and associated strategies will be added into the existing preliminary arborist report.

6.4. Public Involvement: The consultant will be part of the public process, as requested by the Consultant and Client, to address public concerns about trees and the landscape. The consultant will create graphics to assist in understanding the interaction between the trees and the proposed design.

6.5. Final Design Communication: The consultant arborist findings shall be incorporated into the final trail design and will consider the proposed improvements and if the removal and replacement of existing trees will better serve not only the improvements but also the long-term health of the urban forest as it relates to the trail alignment

6.6. Bid Period Services: The consultant will be available to answer any pre-bid questions.

Task 6 Assumptions:

- *The current Tumwater Municipal Code will be applied to the project.*
- *One visit as part of the tree health assessments.*
- *One site visit with the Client during the design review.*
- *graphics for one four-hour public meetings, including preparation strategy meetings.*
- *Tree information collected will be used to determine trail alignment and recommendations for tree removal or the adjustment of the trail. The consultant will attend one pre-bid walk-through, if required.*
- *The consultant has not scoped time for grant application assistance.*
- *The consultant will provide the consultant with the survey in a format compatible with AutoCAD Lt for the initial tree assessment.*
- *The consultant will update the consultant bi-monthly on the project's progress, schedule, and expectations.*
- *City will provide any available prior arborist reports performed along the stretch of the Deschutes Valley Trail.*

Task 6 Deliverables:

- *Task 6.2:*
- *CAD files indicating critical root zones*
- *Spreadsheet detailing specific trees of concern*
- *Task 6.3:*
- *Construction details for tree interactions*
- *Tree protection specifications addressing final design*
- *Tree assessment arborist report (preliminary report)*
- *Task 6.4:*
- *Graphics for public involvement, discussing trees in project boundaries*
- *Task 6.5:*
- *Arborist information shall be used on the plan as required for all phases of design and shall be noted on the design plan.*

7. Task 7 – Cultural Resources Services (SWCA)

The consultant will provide cultural resources support for the design of Segment C which includes

Deschutes Valley Park Spur (Project) which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park.

The purpose of this task is to conduct cultural resources analyses needed to comply with Section 106 of the National Historic Preservation Act. The analyses will supplement and extend previous analyses completed by SWCA/NWAA (Shantry and Piper 2012).

- 7.1. Section 106 Regulatory Assistance and Client Coordination:** The use of FHWA funds subjects the project to compliance with Section 106 of the National Historic Preservation Act. Under Section 106, FHWA must consider the effects of the project on historic properties. FHWA delegates certain Section 106 responsibilities to WSDOT. The Consultant will prepare Section 106 correspondence for the City to submit to WSDOT Local Programs to request WSDOT/FHWA initiate Section 106 consultation. The correspondence will provide a project description, map of the proposed Area of Potential Effects (APE) for the project, and proposed methods for evaluating potential effects.
- 7.2. Background Research:** The Consultant will conduct background research of the Segment C and Deschutes Valley Park Spur trail segments, with a main goal to identify the probability for buried archaeological sites to be present within the project area. Research will include a records check at the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database to identify any archaeological sites or historic structures within the project area. Other sources may include available nearby geotechnical data, the University of Washington Libraries, and SWCA's internal library. SWCA previously conducted background research for other segments of the trail, which will form the basis for this work.
- 7.3. Archaeological Survey:** SWCA will conduct archaeological survey along Segment C and spur. Prior to survey, SWCA will request the completion of a One-Call utility locate in accordance with Washington State law. Archaeological survey shall consist of pedestrian reconnaissance ("surface survey") and excavation of up to 8 shovel probes at locations deemed to be "high probability" for buried archaeological resources by the consultant, based on its observations during the pedestrian reconnaissance. During pedestrian reconnaissance, SWCA will assess the presence/absence of culturally modified trees (CMTs). Probes will be excavated using a round nosed shovel with spoils screened on to a tarp. Probes will measure 30-40 cm in diameter and extend to 1) 1.0 meter; 2) intact glacial deposits, or 3) until impassable conditions are encountered (whichever comes first). Artifacts (if encountered) will be documented in the field; surface artifacts will be left in place, excavated artifacts will be reburied in the shovel probe from which they originated. Probes will be backfilled upon completion.
- 7.4. Historic Property Inventory:** The Tumwater Valley Golf Course is older than 50 years and, therefore, meets the minimum age threshold for listing on the National Register of Historic Places and needs to be studied as part of this undertaking for compliance with Section 106 of the NHPA.

Architectural History Background Research

The Consultant Architectural Historians will conduct a mixture of in-person and digital research on the history of the region and the individual properties located in the APE, focusing specifically on the Tumwater Valley Golf Course. The background research will include a search of online newspaper articles, archival documents, historical maps, photographs, building permits, and other relevant information available from local libraries and historical societies, as well as online repositories and databases.

Architectural Survey & Documentation

The Consultant will conduct an architectural history/built environment survey of the APE, focused on the historic- age properties present. The Consultant staff will conduct a Historic Property Inventory (HPI) of the golf course, document it on a SHPO HPI form, and provide a recommendation regarding its eligibility for listing in the National Register of Historic Places (NRHP), as well as an analysis of potential effects of the project to the golf course, including any impacts to its historic integrity. The documentation will be conducted and reviewed by architectural historians who meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History. All documentation will be prepared in accordance with guidance published by DAHP and the National Park Service.

7.5. Cultural Resources Assessment Technical Report: The Consultant will prepare a Cultural Resources Report that will meet the reporting standards requirements of DAHP and the Secretary of the Interior and assist in meeting the requirements of the Section 106 review. The report will supplement and extend background research previously prepared by SWCA/NWAA. In preparing the report, the consultant will review and incorporate, as needed, project designs, maps, descriptions, and existing and new geotechnical borings. The report will provide results of the archaeological survey and historic property inventory, recommendations regarding the NRHP eligibility of cultural resources, and recommendations for any follow-on work. If approved by the city and the USACE, the Consultant will submit the final Cultural Resources Report to WISSARD for DAHP review.

7.6. Archaeological Resources Inadvertent Discovery Plan: The consultant will prepare an Archaeological Resources Inadvertent Discovery Plan (IDP) for use during project construction. The IDP will contain any special provisions required by WSDOT/FHWA.

Task 7 Assumptions:

- *Up to 8 shovel probes will be excavated. No subsurface site boundary delineation will be necessary.*
- *WSDOT/FHWA will consult with SHPO, Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation.*
- *City will obtain/furnish rights-of-access.*
- *City will notify Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation of the survey and invite representatives to observe the work.*
- *Up to one cultural resources technical report will be developed under this scope of work including both archaeological investigation results and architectural history assessment results.*
- *Up to one Inadvertent Discovery Plan will be developed under this scope of work.*
- *Up to 1 archaeological site will be encountered and recorded. CMTs may be recorded as an archaeological site.*
- *Up to 1 HPI form will be prepared for the golf course.*
- *The HPI will be prepared at the Reconnaissance Level, as outlined by DAHP.*
- *The consultant will review existing and new geotechnical data for the project but will not conduct archaeological monitoring during new geotechnical investigations.*
- *City will be allowed one round of review on all draft deliverables.*
- *Document revisions will require up to 4 hours of SWCA labor to address.*
- *No mitigation tasks are included in this scope.*
- *SWCA's ability to conduct fieldwork will be unimpeded by access restrictions (e.g., fences, locked gates, etc.), road construction, wildfires and air quality, landowner restrictions, COVID-related restrictions, or any other factor(s) outside of SWCA's control.*
- *No artifacts will be collected or curated. If necessary SWCA will collect and prepare artifacts for curation under a new scope of work and for an additional fee.*

Task 7 Deliverables:

- *Draft and final Section 106 regulatory letter and map.*
- *Draft and final archaeological site form.*
- *Draft and final Historic Property Inventory form.*
- *Draft and final Cultural Resources Assessment Technical Report.*
- *Draft and final Archaeological Resources Inadvertent Discovery Plan.*

8. Task 8 – Environmental Fieldwork and Mitigation (DEA)

Pre-design Analysis: The purpose of tasks 8.1 and 8.2 is to collect information on existing environmental conditions within the project alignment, evaluate potential impacts from the project, and identify avoidance, minimization and mitigation opportunities in order to inform the conceptual design and to assist in comparing design alternatives.

8.1. Data Collection and Preliminary Site Investigation: This task includes reviewing background information and conducting limited site investigations to document onsite critical areas, as well as using available mapping and data to identify all other critical areas that may be present onsite for Segment C which includes the Deschutes Valley Pak Spur. Prior to the site visit, the Consultant will review publicly available GIS data and reports, reports and data provided to the Consultant by the City as well as other pertinent background information (e.g., historic aerial photos, etc.) to identify the presence of potential critical areas prior to conducting the field effort. Existing data that will be reviewed include the City of Tumwater and Thurston County critical area mappers, aerial photographs, NRCS hydric soils mapping, Pocket Gopher Soil Suitability Maps, National Wetland Inventory (NWI) maps, SWIFD fish distribution data, WDFW PHS data for species and habitat type, and the DNR Washington Natural Heritage Program (WNHP) plant data for sensitive plant species, among others.

Subsequent to data review, the Consultant will perform field investigations for Segment C consisting of:

- ☐ Wetland and stream delineations along both sides of the proposed alignment. Study area will be smaller in some areas where location of the trail is more certain (e.g., adjacent to Tumwater Valley Drive), and larger in areas where alignment shifts are more likely (e.g., river crossing).

The Consultant will delineate wetland boundaries in accordance with methods defined in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (US Army Corps of Engineers [Corps] 2010) and the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987). Wetland boundaries will be flagged and flag locations will be recorded using a hand-held GPS unit.

In addition to delineating the boundaries of any observed wetlands, the consultant will complete a wetland rating form as described in Washington State Wetland Rating System for Western Washington: 2014 Update Version 2.0 (Ecology Publication No. 23- 06-009). The consultant will use the results of the wetland rating to identify applicable wetland buffer extents per the City of Tumwater buffer standards in TMC 16.28.170.

The Consultant will delineate the ordinary high water mark (OHWM) of any streams observed on or near the site according to the methods in Ecology's Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington

State. These flags will also be recorded using a hand-held GPS unit, and photographs will be collected to characterize typical conditions.

Following the delineation, the Consultant will determine stream type using the definitions in WAC 222.16 and TMC 16.32.050. Applicable riparian buffer extents will be identified per the City of Tumwater buffer standards in TMC 16.32.065.

The boundaries of all delineated wetlands and stream/OHWMs will be surveyed in the field by a PLS (see Task 2).

For those wetlands and streams where a reconnaissance level investigation is deemed appropriate (such as on adjacent properties), the Consultant will estimate the boundaries of such features using information from previously prepared maps, supplemented by field observations and data collected with a hand-held GPS unit. Appropriate wetland ratings and stream types will also be estimated, to assess appropriate regulatory buffers. This information will be incorporated into the project basemap.

8.2. Mazama Pocket Gopher (MPG) Screening Survey (Important to start ASAP):

Suitable soil conditions for the Olympia and Yelm Pocket Gophers, both listed under the Endangered Species Act as Threatened, are present on portions of the project site. The consultant will conduct two site surveys according to the methodology and timing requirements in the USFWS Mazama Pocket Gopher (MPG) Screening Protocol Checklist (2018). According to the checklist, sites containing less-preferred soils and are more than 600 feet from a known MPG occurrence will be visited two (2) times, at least 30 days apart. The appropriate window for site visits is between June 1 and October 31. The consultant will include the results of the surveys in the Biological Assessment, if timing allows the inclusion. The BA will also include language that commits the City will not construct in MPG habitat, unless pocket gopher survey occurs in the season prior to construction and this survey yields negative results. In addition, the Consultant will coordinate with USFWS pocket gopher staff to determine previous survey efforts in the project vicinity, document the nearest known MPG occurrence, and establish if any previous survey data exists that pertains to the project area. This scope of work includes a potential third (3rd) site visit in the event that it is requested/required by USFWS.

Final Design: For the following Task 8 elements, the Consultant will delineate any remaining wetlands and streams along Segment C, prepare documentation for local, state, and federal environmental permits and approvals, and develop appropriate compensatory mitigation for critical areas impacts. With the exception of the specific permit applications and documents discussed below, no other documentation is included in this scope. It is assumed that the project will have direct impacts to wetlands and/or streams, therefore a U.S. Army Corps of Engineers Clean Water Act 401/404 permit and a Washington Department of Fish and Wildlife Hydraulic Project Approval will be required. The presence of a federal nexus, through CWA Corps permits, will require adherence with Section 7 of the Endangered Species Act (ESA) and Section 106 of the National Historic Preservation Act (NHPA). In addition, it is assumed the project will successfully acquire federal funding, triggering compliance with the National Environmental Policy Act (NEPA).

8.3. Meetings and Coordination: This task is for regular communication and coordination with the project engineers, technical staff, City staff, and for agency coordination. This includes one onsite meeting with WDFW to determine stream impacts and fish distribution, and up to two meetings with the Army Corps of Engineers (Corps), prior to JARPA submittal, and one meeting with other regulatory authorities. Environmental permitting support is expected to last approximately 12 months but may extend to 24 months.

8.4. Biological Assessment Preparation: The Consultant will prepare a biological assessment (BA) for Segment C, to comply with Section 7 of the Endangered Species Act as triggered through permitting by federal agencies (i.e., FHWA). The BA will include an evaluation of the potential direct and indirect effects of the project on federally listed threatened, endangered, and proposed species and critical habitats. The Consultant will also complete the analysis of the environmental baseline, interrelated and interdependent actions, cumulative effects, and address Essential Fish Habitat (EFH). The BA will be prepared following US Fish and Wildlife (USFWS) and National Marine Fisheries Service (NMFS) guidelines (collectively known as the Services) and will adhere to the standards of WSDOT. We assume that federal funding through WSDOT will be secured for project construction and that WSDOT review of the BA will be required.

Based on the presence of listed species and habitats within the action area, potential project impacts the assumption for this scope is that a BA effect finding of either “ May effect, not likely to adversely affect” or “no effect” is likely appropriate for other wildlife species, while the project will have “no effect” on all fish species due to lack of distribution in the Action Area.

8.5. Critical Areas, Habitat Management Report and Mitigation Plan: Based on the background review of publicly available information regarding critical areas and field work to define and classify wetlands and streams, combined the consultant will prepare a Critical Areas Report (CAR) that addresses wetlands and Fish and Wildlife Habitat Areas along Segment C, in accordance with the requirements in TMC 16.28.140 and 16.32.090.

It is anticipated that the project will impact wetlands, Fish and Wildlife Conservation Areas (FWCAs) buffers, and regulatory buffers for these features. The project will also require analysis of Geologically Hazardous Areas (TMC 16.20), which will be contained in the geotechnical report (see geotechnical services). For other regulated critical areas, it is assumed that the project will not negatively impact critical aquifer recharge areas.

The Critical Areas Report and Mitigation Plan will include the following elements:

- Executive Summary
- Introduction (purpose of the report)
- Project narrative (location, purpose and description, project schedule, responsible parties)
- Impact assessment (landscape setting, existing conditions of wetlands, streams, and buffers to be impacted, impact calculation summary tables, narrative of permanent and temporary impacts to wetlands, streams and buffers, discussion of affected functions).
- Mitigation strategy (avoidance and minimization of wetland impacts, proposed compensatory mitigation concept);
- Description of compensatory mitigation site (existing wetland acreage, vegetation, wildlife habitat, landscape position and watershed relationship, existing hydrologic regimes, topography, soils and substrate, buffer condition and function)
- Ecological processes, current and proposed
- Construction Schedule and timing restrictions
- Proposed design elements (grading, proposed mitigation activities and wetland acreage, hydrologic regimes, proposed soil conditions, planting zones, and species lists)
- Mitigation goals, objectives, and performance standards;
- Proposed site maintenance and monitoring plan (time period to be determined)

- Contingency Plan
- References;
- Appendices (site selection forms, credit-debit forms)

The report will include a detailed mitigation plan, that will be developed in parallel to the CAR as outlined in Task 8.6 and 8.7, below.

8.6. Mitigation Feasibility Assessment: The Consultant shall provide assistance to the City in evaluating the feasibility of sites for natural resources mitigation associated with Segment C. consistent with both Tumwater Critical Areas code and Corps requirements. This mitigation feasibility evaluation will consist of a review of three alternatives: mitigation bank/in-lieu fee credits; on-site mitigation; and an evaluation of up to two City-owned off-site properties in the vicinity.

A site reconnaissance and functional assessment will be conducted for the onsite and City-owned properties to evaluate each site's suitability as mitigation for the project's mitigation needs. The analysis will be based on the criteria outlined in Selecting Wetland Mitigation Sites Using a Watershed Approach (Ecology 2009), and will include the following steps:

- Watershed based identification of suitable sites – solicit input from agency staff on potential mitigation sites in the watershed.
- ☐ Field reconnaissance for two (2) site visits to assess existing conditions and current functions at potential mitigation sites.
- ☐ Prepare preliminary concept sketches to assess potential functional lift/wetland credits available at the sites.

The results of the site analyses will be documented in a Mitigation Feasibility Memorandum. Following review and concurrence from the Lead Agency and key stakeholders, a single site will move forward for incorporation in the Critical Areas Report and Habitat Mitigation Plan.

A formal wetland and FWHCA delineation will be conducted at the selected mitigation site, including final rating and functional assessment.

8.7. Mitigation Design: The proposed mitigation design will be incorporated into the design plans, and will include the following elements:

- ☐ Cover Page with location map and Index (2 sheets)
- ☐ Grading plans and profiles (2 sheets)
- ☐ Site details (1 sheet)
- ☐ Landscape Plans showing proposed mitigation types, planting zones, habitat features, and plant species lists (2 sheets)
- ☐ Irrigation Plans (1 sheet)
- ☐ TESC Plans and Details (2 sheets)
- ☐ Draft Specifications (2 sheets)
- ☐ Draft Monitoring Plan – narrative (2 sheets)
- ☐

Task 8 Assumptions:

- *The Critical Areas Report and Mitigation plan will be submitted with the NEPA CE form and*

will serve as sufficient NEPA documentation of streams and wetlands.

- *The Consultant will base its Biological Assessment on 60% Design Drawings and technical reports, once developed. This will include detailed information on existing and new impervious surfaces and proposed stormwater treatment and detention.*
- *This Task includes a single round of City review for the Draft BA. The City is responsible for consolidating comments from multiple reviewers and resolving any inconsistencies. Draft BA (provided electronically in MSWord and PDF format).*

Task 8 Deliverables:

- *The Consultant will attend up to three meetings with regulatory agencies.*
- *Draft BA (provided electronically in MSWord and PDF format).*
- *Final BA (provided electronically in MSWord and PDF format)*
- *Draft Critical Areas Report, Habitat Management Report, and Mitigation Plan*
- *Draft Critical Areas Report, Habitat Management Report, and Mitigation Plan*
- *Draft Mitigation Feasibility Memorandum*
- *Draft Wetland and FWHCA Delineation, Selected Mitigation Site*
- *Draft Mitigation Design Sheets (14 plan sheets)*
- *Final Mitigation Design Sheets (14 plan sheets)*

9. Task 9 – Environmental Compliance and Permitting

Predesign Analysis: The purpose of tasks 9.1 is to collect information on existing environmental conditions within the project alignment, evaluate potential impacts from the project, and identify avoidance, minimization and mitigation opportunities in order to inform the conceptual design and to assist in comparing design alternatives.

9.1. Environmental Permitting Evaluation / Alternative Comparison: The Consultant will evaluate the preliminary design options with a review of field data to inform the development of a permit matrix for Segments A2, B, D, and Palermo Spur describing all relevant local, state, and federal environmental permits and approvals anticipated on the project. The matrix will describe regulated activities/permit triggers, submittal requirements, and estimated permit review timelines. In addition, the matrix will specifically call out elements that have a substantial risk to negatively affecting future project phases, including scope, schedule, and budget, and will make recommendations on strategies to manage said risk. The matrix will compare up to three design alternatives/options to compare potential permitting implications.

9.2. Communication & Coordination: This task is for regular communication and coordination with the project engineers, technical staff, City staff, and for agency coordination. This includes one onsite meeting with WDFW to determine stream impacts and fish distribution, and up to one meeting with the Army Corps of Engineers (Corps), prior to JARPA submittal, and one meeting with other regulatory authorities. Environmental permitting support is expected to last approximately 12 months but may extend to 24 months.

9.3. NEPA: The anticipated involvement of federal funds from WSDOT/FHWA would trigger the requirement for the project to comply with the National Environmental Policy Act (NEPA), with FHWA as the federal lead agency. Prior to the commencement of work on the project, the scope and level of documentation for each discipline area will be confirmed by the City and WSDOT. The Consultant will coordinate with the City and WSDOT Local Programs staff to determine the appropriate approach for environmental review and documentation. The project assumptions will be discussed with WSDOT to confirm the approach. For the purposes of this scope, it is assumed that a DCE

(Documented Categorical Exclusion) is the appropriate level of NEPA documentation. It is assumed that no technical memoranda will be needed to document the existing conditions and lack of adverse effects other than those described herein.

The Consultant will prepare a Draft and Final WSDOT CE Form for the project, limited to Segment C, to document compliance with NEPA. The CE Form will be completed per the guidance and requirements in the WSDOT Environmental Manual and the Local Programs CE Guidebook at the time a notice to proceed is received by the Consultant and using existing information from the technical reports completed for the project, the project design plans, and other available information. This task includes up to two meetings with WSDOT Local Programs environmental staff.

9.4. JARPA Preparation: The Consultant will prepare a Joint Aquatic Resources Permit Application (JARPA) to support the City in obtaining federal permits from the Corps under the Clean Water Act sections 401 and 404 impacts along Segment C. These permits will be needed for anticipated as direct impact to Waters of the U.S. (wetland and streams). Based on the preliminary project information, it is assumed that the project will qualify for a Nationwide Permit (NWP) 14 for Linear Transportation Projects (under 0.5-acre of permanent fill). This scope assumes the project will require a Section 401 permit from the Washington State Department of Ecology (Ecology), which will be submitted concurrently with the Corps 404 permit. The permit package will also include documentation to obtain a coastal zone management (CZM) Federal Consistency Decision from Ecology. The Consultant will prepare a set of permit drawings in the format required by the Corps to accompany the JARPA. The JARPA application will include the Critical Areas Study and Mitigation Plan (see Task 8.7).

9.5. SEPA: It is assumed the NEPA document (Task 9.3, above) will be adopted for State Environmental Policy Act (SEPA) purposes and a separate Checklist will not be required. The Consultant will prepare a Draft and Final Notice of Adoption to comply with SEPA requirements for Segment C.

9.6. WDFW HPA: The Consultant will work with City staff to comply with state Hydraulic Code permitting requirements and will prepare an application for a Hydraulic Project Approval (HPA) for Washington Department of Fish and Wildlife (WDFW) that will permit any in-water and overwater work associated with stream crossings along Segment C. The application will be based on the 90% plan set, the technical reports described herein, and permit materials prepared for other approvals. The HPA will be submitted electronically, through the Washington State Aquatic Protection Permitting System (APPS).

9.7. Shoreline Substantial Development Permit: Based on City Code, it is anticipated that development will occur within the shoreline zone of the Deschutes River and will require a Shoreline Substantial Development Permit (SDP) under the Shoreline Master Program (SMP). The project will result in water-enjoyment use for recreation in a shoreline designation of "Urban Conservancy", per the Shoreline Master Program. The Consultant will utilize the JARPA narrative and supporting materials for a Shoreline Substantial Development application, supplemented with a Shoreline Master Program Evaluation Report and a site plan adhering to City standards to complete the required materials for the permit submittal. Attendance of Consultant staff at the required shoreline permit public hearing is included in Task 9.2 – Communication and Coordination.

9.8. Coordination of Trail Design with EPA/DOE: The existing treatment lagoon for the Palermo Wellfield Superfund Site Cleanup lead by EPA and WSDOT will be immediately adjacent to the beginning of Segment C. Groundwater at the site is contaminated with tetrachloroethene (PCE) and trichloroethene (TCE). The sources of contamination are

the Southgate Dry Cleaners and WSDOT materials testing laboratories located near Capitol Boulevard. Contaminated groundwater flows in the direction of the Palermo neighborhood and City wellfield. In the early 2000s, EPA constructed a subdrain at western edge of the Palermo neighborhood. The subdrain captures contaminated groundwater and discharges it to the treatment lagoon. The treatment lagoon has several aerators that treat the contaminants through volatilization to the atmosphere. Treated water from the lagoon is discharged to a ditch that empties into the Deschutes River. The trail alignment shall be coordinated with the EPA Remedial Project Manager. The City will provide an email with the basic information requested by EPA.

Task 9 Assumptions:

- *The City of Tumwater has requested NEPA be included in this SOW with anticipation that federal grants will be secured for construction funding.*
- *The Consultant will prepare only the environmental permits and approvals specifically referenced in Final Design, Task 8 and 9.*
- *All City comment/edits made to the permit applications or documents will be provided in track changes mode and comments from multiple reviewers will be consolidated, with any discrepancies resolved, by the City.*
- *For purposes of this scope of services, the Consultant has assumed that the City will be the SEPA lead agency and that they will issue a SEPA determination consistent with their SEPA rules.*
- *The Consultant assumes that any technical documents necessary for NEPA review outside the scope of this scope will be provided by the City.*
- *The Project will not increase traffic capacity and therefore is not subject to air quality conformity analysis requirements, nor will a noise assessment be required under NEPA.*
- *The Consultant assumes that project activities comply with the requirements and conditions of Nationwide Permit (NWP) 14, Linear Transportation Project, including direct wetland impacts of less than 0.5 acre.*
- *The project will not trigger a Section 404 Individual Permit. If an individual permit and 404(b)(1) alternatives analysis are required, an amendment to this SOW will be necessary.*
- *The Consultant will prepare JARPA plan sheets to Corp specifications to accompany the JARPA application. It is anticipated that up to 12 sheets will be required to illustrate existing conditions, project impacts, and proposed mitigation actions.*
- *On the JARPA, the Consultant will be the owner and owner's representative authorized agent and the City will serve as the project owner and signature authority.*
- *ESA documentation will result in no impacts and not require individual consultation.*

Task 9 Deliverables:

- *The Consultant will attend up to three meetings with regulatory agencies.*
- *Draft NEPA CE form and 4(f) technical memo for comments by the City*
- *Final NEPA CE form and 4(f) technical memo for City signature and submittal to WSDOT*
- *Draft JARPA form and permit drawings for City review.*
- *Final JARPA form and permit drawings for submittal to the Army Corps of Engineers and Department of Ecology.*
- *Draft SEPA NOA (provided electronically in MSWord format).*
- *Final SEPA NOA – (provided electronically in Adobe PDF format) includes edits based on one round of review comments by the City.*
- *Draft HPA application and submittal of Final HPA application through APPS*
- *Draft Shoreline Substantial Development Permit and Memo*
- *Final Shoreline Substantial Development Permit and Memo*

10. Task 10 – Stormwater Analysis and Design

The purpose of this task is to develop new and revised stormwater conveyance and flow control/management systems to support the proposed trail improvements and City requirements. This project is subject to Department of Ecology Western Washington Stormwater

Manual (Ecology 2024) which is a requirement of federal funding requirements. This scope shall also adhere to other requirements of the effective July 1, 2022 City Drainage Design and Erosion Control Manual (DDECM) Requirements which is equivalent to the Washington State Department of Ecology Stormwater Management Manual for Western Washington (Ecology 2019)., whichever is more stringent.

10.1. Data Collection & Prelim Site Investigation: The Consultant will review available existing storm drainage infrastructure data, reports, models, and record drawings. The Consultant will visit the site to observe and verify existing drainage features, flow patterns, topography, stormwater outfalls, and potential locations for BMPs. Off-site analyses will be conducted as required by applicable stormwater code.

10.2. Predesign Analysis: There have been significant changes to the stormwater code since the preliminary design was completed. These changes will likely require a more complex design and documentation process than what is shown on the preliminary plans. The Consultant will document the differing requirements and needs as part of the practical design review process.

The Consultant will review the previously developed stormwater and drainage design documents prepared by others, if any. The Consultant will identify and document discrepancies between conditions and assumptions that were incorporated into the prior design work, and those of the current site conditions observed in the prior task. Where changed site conditions impact the ability to advance the prior stormwater design, such constraints will be documented in a memorandum for discussion and resolution with the City prior to initiating additional design work.

The Consultant will inform the City about alternative means of meeting stormwater requirements that may be beneficial to the project in terms of reduced costs, addressing permitting constraints, and/or improving the project delivery schedule. The Consultant will meet with the City to discuss the findings of the practical stormwater design review and confirm the project approach to drainage and stormwater to be used in finalizing the design; decisions made will be documented and incorporated into the project basis of design documents.

Analysis of Existing Conveyance System(s) & Outfall(s): The Consultant will review existing stormwater conveyance facilities within the project limits and identify all existing discharge points which includes area take-offs; identify threshold discharge areas (TDAs) based on existing site conditions; and develop a summary of existing drainage patterns to receiving waters and identification of any downstream drainage issues for inclusion in the stormwater reporting.

10.3. Final Stormwater Analysis and Design

Design of New Conveyance System(s): The Consultant will prepare horizontal layout(s) of new drainage structures and conveyance pipes needed to drain the proposed trail surfaces and provide continuity of existing drainage systems.

Design of On-Site Stormwater Management BMPs: The Consultant will evaluate within each TDA the feasibility of On-Site Stormwater BMPs identified in the Drainage Design and Erosion Control Manual for Tumwater. The Consultant will perform sizing and hydraulic design computations for feasible BMPs and develop designs that will be

incorporated into the PS&E for the project.

Endangered Species Act (ESA) Stormwater Design Checklist: The Consultant will prepare Preliminary, Draft and Final checklist and figures in support of NEPA and Biological Assessment and federal environmental permits.

Drainage Control Plan (DCP) Reports: The Consultant will prepare Draft and Final DCP Reports to accompany the 60% and 90% Design Packages, respectively.

10.4. Stormwater Pollution Prevention Plan (SWPPP)

The Consultant will prepare a stormwater pollution prevention plan in support of project land use permits. The plan will be prepared to maximum extent feasible except for finalizing sections of the plan that require Contractor references and means and methods that will be finalized during construction.

10.5. NPDES Permit

The consultant will prepare and submit the NPDES permit through Department of Ecology after the 90% plans have been completed and submitted to the City.

Task 10 Assumptions:

- *A Drainage Scoping will be required for this project and will be included as part of Task 10.2.*
- *This project is subject to Department of Ecology Western Washington Stormwater Manual (Ecology 2024) which is a requirement of federal funding requirements. This scope shall also adhere to other requirements of the effective July 1, 2022 City Drainage Design and Erosion Control Manual (DDECM) Requirements which is equivalent to the Washington State Department of Ecology Stormwater Management Manual for Western Washington (Ecology 2019)., whichever is more stringent on stormwater requirements.*
- *A Drainage Control Plan is required.*
- *This scope and fee are based on up to 7 stormwater Threshold Discharge Areas within the project limits.*
- *Site stormwater data collection will require two staff for up to 8 hrs total per staff, including travel time.*
- *Backwater analyses of stormwater conveyance features is not required.*
- *The proposed non-motorized trail surface is not considered a Pollution-Generating Impervious Surface (PGIS). As such, water quality treatment measures are not anticipated to be required.*
- *Dispersion will be used for flow control.*
- *PIT Tests (Pilot Infiltration Test) is not included in this scope. A preliminary grain size sieve analysis for preliminary infiltration rates will be provided by the consultant.*
- *The Consultant will prepare and submit SWPPP to maximum extent feasible during design in support of project and permitting requirement. The Contractor will be required to finalize preparation and submit final SWPPP report to the City prior to construction.*

Task 10 Deliverables:

- *Stormwater Predesign Analysis Memorandum (PDF) to be submitted with Task 12.*
- *Endangered Species Act (ESA) Stormwater Checklist (PDF) to be submitted with Task 8 Biological Assessment.*
- *Draft Drainage Control Plan Report (PDF) submitted with the 60% Design Package.*
- *Final Drainage Control Plan Report (PDF) submitted with the 90% Design Package.*
- *Stormwater Pollution Prevention Plan (PDF and word document)*

11. Task 11 – Public Outreach

The purpose of the Public Outreach task is to solicit feedback and confirmation of the existing design to-date with key stakeholders and any future proposed design(s) recommendations that result from Task 12 and the subconsultants preliminary analyses of the plans and existing conditions. This work also includes providing updates to the stakeholders and the public during the design and permitting process.

11.1. Public Outreach Materials: The Consultant shall prepare presentation and graphic support materials for public outreach and City/Stakeholder design meetings. This may include visual rendered graphics, mailers, and photo sim mockups for design elements under consideration, such as intersection control features, signage, urban design features, and other outreach materials to support solicitation of feedback from the stakeholders and the public. Other types of outreach materials may include content for City website updates and create and help launch online public surveys for a Public Open house. The Consultant is also available to prepare and provide graphic materials for outdoor display boards, and mailers to provide information on public engagement, upcoming presentations, and project milestone dates. A budget of approximately \$17,000 or approximately 120 hours of material preparation has been added to the Contract. The Consultant will not start work on materials until specific request of graphics and effort have been requested by the Client. At that time, the Consultant will provide level of effort and hours required to prepare those materials

11.2. Predesign Analysis Stakeholder Engagement: The Consultant shall attend and facilitate the following public outreach meetings below during the research and alternatives analysis stage at the request or recommendation of City. The goal of these early stakeholder meetings is to listen and solicit feedback on the 2018 design, determine if stakeholder needs have changed, determine appropriate project design elements for the trail corridor, and vet ideas to advance the project vision from the 2018 preliminary design.

- Four (4) in-person stakeholder meetings (location to be provided by the City). Assume up to three (3) Consultants at each meeting. Stakeholder(s) will be determined prior to collaboration, but may include:
 - i. Tribes
 - ii. Parks Dept.
 - iii. Brewery Park Foundation
 - iv. Craft District Developers
 - v. Public forum whether held at City office, existing park, etc.

11.3. Final Design Stakeholder/Public Engagement: The Consultant shall attend and facilitate the following public outreach meetings below. The goal of these design meetings is to educate and vet ideas with stakeholders, determine appropriate project design elements for the trail corridor, and advance the project from 30% through Final Design.

- Two (2) in-person stakeholder meetings (location to be provided by the City). Assume up to three (3) Consultant members at each meeting. Stakeholder(s) will be determined prior to collaboration, but may include:
 - i. Tribes
 - ii. Parks Dept.
 - iii. Brewery Park Foundation
 - iv. Craft District Developers
 - v. Public forum whether held at City office, existing park, etc.
- One (1) in-person public open house (location to be provided by the City). Assume

up to three (3) Consultant members in attendance.

Task 11 Assumptions:

- *City shall facilitate space for in-person meetings and events. Location to be determined by the City.*
- *City shall provide coordination with stakeholders.*
- *City to manage and upload any presentation information onto City website, or other social media presentation platforms owned and operated by City and shall facilitate hosting and distribution of online surveys.*
- *Presentation to City Council will be after review and meetings with City staff and submittal milestones, to present design recommendations.*
- *The City shall lead efforts for mailing distribution. The consultant shall provide the materials in a format compatible with City programs.*

Task 11 Deliverables:

- *Public Outreach Plan*
- *Meeting Agenda and minutes*
- *Up to a combined three (3) visual rendered graphics and presentation materials for stakeholder and public outreach efforts.*
 - *Content for fact sheet and FAQ for City's social media & City website updates*
 - *36x48 outdoor display project boards*
 - *Photo sims*
- *Public comments and findings memo summary from each Public meeting Predesign Analysis and Final Design Public meeting, as necessary.*

12. Task 12 – 60% Design

12.1. Data Collection and Preliminary Site Investigation: The Consultant will visit the site to observe and verify existing civil, urban design, and landscape features and document changes in existing site features between 2018 and present.

12.2. Civil Predesign Analysis: The Consultant shall review the existing trail alignment, profile, cross section, design elements, civil details, and design documents prepared by others. Where changed site conditions or new design criteria will result in revisions or alterations to the original basis of design, the Consultant will document these issues in a design memorandum for discussion and resolution with the City prior to initiating 30% design work.

The Consultant team will use the 2018 Trail Alignment. This scope and fee has assumed 200 linear feet of alignment revisions if necessary to minimize geotechnical, hydrologic, and permitting impacts. The revised alignment will be developed in collaboration with the City and focus on locations where changes would be beneficial to the project in terms of reduced costs, addressing permitting constraint, improving the project delivery schedule, and/or meeting the changing design criteria of the project since the 2018 design.

12.3. The Consultant shall compile the existing 2018 CAD drawings and files prepared by others including proposed alignment, proposed planimetrics (i.e. proposed polylines, symbols, hatching), and drawing details into Civil3D.

12.4. The Consultant shall use the preliminary plans that were already been completed to prepare the 60% plans. incorporate City and stakeholder comments received during the 30% submittal review. Vertical grading associated with intersections and curb ramps will be developed. Cut and fill embankment lines, or retaining walls where needed, will be

shown. It is anticipated that the 60% plans will include the following:

- ❑ Cover Sheet (1 sheet)
- ❑ Legend and Abbreviations (1 sheet)
- ❑ Alignment Plan and Survey Control (7 sheets)
- ❑ Existing Condition Plans (7 sheets)
- ❑ Site Preparation and TESC Plans (7 sheets)
- ❑ Construction Staging and Access Plans (14 sheets)
- ❑ Trail Plans and Profiles (13 sheets)
- ❑ Trail Typical Cross Sections (3 sheets)
- ❑ Trail General Notes and Details (4 sheets)
- ❑ Trail Canopy and Fencing Plans (3 sheets)
- ❑ Trail Canopy and Fencing Details (2 sheets)
- ❑ Bridge Plans (Prepared under separate task) (5 sheets)
- ❑ Retaining Wall Plans (Prepared under separate task) (4 sheets)
- ❑ Tee Box Relocation Plans (4 sheets)
- ❑ Stormwater Conveyance and Relocation Plan and Profiles (3 sheets)
- ❑ Urban Design Plans (3 sheets)
- ❑ Urban Trail Details (2018 Preliminary Design LOE - Kiosks, Trail Nodes, Wayfinding) (3 sheets)
- ❑ Irrigation Relocation Plan (4 sheets)
- ❑ Landscape and Restoration Plans (4 sheets)
- ❑ Landscape and Restoration Plant Schedule (2 sheets)

12.5. The Consultant shall prepare a construction cost estimate based on the 60% plans.

12.6. The Consultant shall prepare special provisions for the 60% submittal based on the most current WSDOT Standard Specifications and GSPs as well as applicable APWA GSPs. The 60% specifications will cover Divisions 2-9 Bid items only.

12.7. The Consultant shall provide internal quality assurance/quality control (QA/QC) review of all deliverables prior to submittal.

Task 12 Assumptions:

- *No significant changes to the alignments or vertical profile will be required for the 60% design.*
- *The City will provide boilerplate specifications and GSPs or a sample specifications document as a basis for the project specifications.*
- *Assumes modifications to four tee boxes.*

Task 12 Deliverables:

- *60% Plans (Electronic PDF)*
- *60% Construction Cost Estimate (Electronic PDF)*
- *60% Special Provisions (Div 2-9 Bid Items)*

13. Task 13 – Final Design

13.1. The Consultant shall incorporate City and stakeholder comments received during the 60% plan review. It is anticipated that the 90% plans will include the following:

- ❑ Cover Sheet (1 sheet)
- ❑ Legend and Abbreviations (1 sheet)

- ❑ Alignment Plan and Survey Control (7 sheets)
- ❑ Existing Condition Plans (7 sheets)
- ❑ Site Preparation and TESC Plans (7 sheets)
- ❑ Construction Staging and Access Plans (14 sheets)
- ❑ Trail Plans and Profiles (13 sheets)
- ❑ Trail Typical Cross Sections (3 sheets)
- ❑ Trail General Notes and Details (4 sheets)
- ❑ Trail Canopy and Fencing Plans (3 sheets)
- ❑ Trail Canopy and Fencing Details (2 sheets)
- ❑ Bridge Plans (Prepared under separate task) (5 sheets)
- ❑ Retaining Wall Plans (Prepared under separate task) (4 sheets)
- ❑ Tee Box Relocation Plans (4 sheets)
- ❑ Stormwater Conveyance and Relocation Plan and Profiles (3 sheets)
- ❑ Stormwater Details (2 sheets)
- ❑ Urban Design Plans (3 sheets)
- ❑ Urban Trail Details (2018 Preliminary Design LOE - Kiosks, Trail Nodes, Wayfinding) (3 sheets)
- ❑ Irrigation Relocation Plan (4 sheets)
- ❑ Landscape and Restoration Plans (4 sheets)
- ❑ Landscape and Restoration Plant Schedule (2 sheets)
- ❑ Traffic Control Plans (Federal Funding Requirement) (2 sheets)

13.2. The Consultant shall prepare a construction cost estimate based on the 90% plans.

13.3. The 90% specifications will include Divisions 1-9. the Consultant shall update the 60% special provisions based on review comments from the City. The most current WSDOT Standard Specifications and GSPs will be included as well as the applicable AWPAs GSPs.

13.4. The Consultant shall incorporate City and stakeholder comments received during the 90% plan review. It is anticipated that the 100% plans will include the same sheet count as the 90% plans.

13.5. The Consultant shall prepare a construction cost estimate based on the 100% Draft Bid plans.

13.6. The Consultant shall update the 90% contract specifications for the 100% (Draft Bid) submittal based on the most current WSDOT Standard Specifications and City GSPs and comments provided by the City and by WSDOT. The Consultant shall prepare the Bid item proposal sheets following City preferred layout for the Contract front end documentation.

13.7. The Consultant shall provide internal quality assurance/quality control (QA/QC) review of all deliverables prior to submittal.

13.8. The Consultant shall prepare supporting documentation needed for the WSDOT review of the final PS&E with the anticipation that this project will receive federal grant funding. This may include completing the WSDOT PS&E Checklist, Public Interest Finding (PIF) forms, Patented/Proprietary Item Certification (PIC) forms, and Maximum Extend Feasible (MEF) documentation.

13.9. The Consultant shall prepare final supporting documentation needed for the City Planning Dept Land Use Permits.

13.10. The Consultant will address comments from City and WSDOT review of the 100% submittal and prepare complete Bid Documents (Plans, Specifications, and Construction Cost Estimate) stamped and signed by a licensed Professional Engineer, for advertisement.

Task 13 Assumptions:

- *No significant changes to the alignments or vertical profile will be required for the 90% design.*
- *The City will provide a contract documents boiler plate or sample specifications (in MS Word) if contract documents are to be included in the 90% Specifications.*
- *The Consultant shall prepare and complete the 100% PS&E submittal for City approval at direction of City after the environmental permitting documents have been approved.*
- *The City will provide the front end contract documentation for incorporation into the contract specifications and bid package.*

Task 13 Deliverables:

- *90% Plans (Electronic PDF)*
- *90% Construction Cost Estimate (Electronic PDF)*
- *90% Special Provisions (Div 1-9)*
- *100% Plans (Electronic PDF)*
- *100% Construction Cost Estimate (Electronic PDF)*
- *100% Specifications (Electronic PDF)*
- *WSDOT PS&E Checklist, and as required: PIFs, PICs, and MEFs*
- *Bid Document Plans (Electronic PDF)*
- *Bid Document Construction Cost Estimate (Electronic PDF)*
- *Bid Document Specifications (Electronic PDF)*

14. Task 14 – Bid Assistance

14.1. The Consultant shall provide bid assistance including:

- Prepare addenda as requested by the City. It is assumed that two (2) addenda will be prepared.
- Respond to bidder questions relayed through the City.
- Attend the bid opening, verify bids for accuracy, and prepare bid tabulation.

14.2. The Consultant will provide the City with an electronic copy of conformed set of Bid Plan sheets and specifications. Consultant will incorporate any addendums that result to sheet or specification revisions. This supports the project to start construction with clean sheet and specification documents without any revision clouds may result from addendums and/or bidder questions that result in changes to the bid set.

Task 14 Assumptions:

- *The City shall prepare coordinate AD date and submit documents to BXWA and Newspapers, conduct bid opening, complete reference checks, compile bid tabulations, and work with WSDOT, grant lead agency, for construction obligation and award to Contractor.*

Task 14 Deliverables:

- *Responses for 2 rounds of Contractor questions during bidding and associated addendums as required (assumed 2 addenda)*
- *Conformed Bid Document Plans and Specifications (Electronic PDF)*

F. Management Reserve

Included in this Contract's Management Reserve includes, but is not limited to:

- Modified or additional design elements incorporated into the project after the predesign analysis and initial stakeholder outreach efforts.
- Right-of-way and temporary construction easement services.
- Sewer, water, joint utility trench design services.
- Illumination and/or traffic signal modification design services.
- Supplemental survey and base mapping not included in Task 2.
- Grant funding assistance.
- Construction services, such as design support during construction, construction management, inspection, construction surveying and staking, record drawings, or as-built preparation

At the time these services are required, the Consultant will provide a detailed scope of work and an estimate of cost. The above activities will require written authorization from City to access management reserve funds. The Consultant shall not proceed with additional work until the City has authorized the work and issued a notice to proceed.

Additional Services

The City of Tumwater may require other services of the Consultant. These services could include additional design, right of way, utility potholing, environmental documentation, geotechnical exploration, or other work tasks not included in the scope of work. At the time these services are required, the Consultant will provide the City with a detailed scope of work and an hour and fee estimate. These services will be authorized under a future contract supplement, if necessary. The Consultant will not proceed with the work until the City has authorized the work and issued a Notice to Proceed.

David Evans and Associates, Inc.

Project Fee Estimate
Deschutes Valley Trail (Segment C)
City of Tumwater

Project Number TBD
Date 8/29/2025
Prepared By NDV/RCLA

Task/Subtask ⁽¹⁾			Estimated DEA Labor - Civil Engineering, Surveying and Environmental Services																						Total - w/ Expenses and Subs.	
			Personnel Positions and Approximate Hourly Billing Rates																				DEA Labor			
			Project Manager	QAQC	Senior Project Engineer	Project Engineer	Designer	CAD/GIS Technician	Survey Manager	Project Surveyor IV	Project Surveyor II	Office Survey Technician VI	Office Survey Technician V	Two Person Survey Crew	Survey Project Coordinator	Environmental Manager	Environmental Scientist IV	Environmental Scientist III	Landscape Architect	Landscape Designer	GIS Analyst IV	Project Accountant IV	Project Accountant II	Project Coordinator II		Total Hours
Fully Burdened Rate			\$235.03	\$275.97	\$235.03	\$180.44	\$130.40	\$165.28	\$226.47	\$208.58	\$201.49	\$167.34	\$146.11	\$258.80	\$134.28	\$221.38	\$159.21	\$133.43	\$218.35	\$139.50	\$166.79	\$157.70	\$105.78	\$121.30		
2		Topographic Survey and Right of Way Mapping Mapping																						225	\$48,503	\$48,625
	2.1	Task Management	60																		8	8		76	\$16,209	
	2.2	Wetlands, critical areas, tee box location shift						10	6		12	16	54										4	102	\$22,323	
	2.3	Additional Survey if needed							3		10	10	24											47	\$9,971	
8		Environmental Compliance and Permitting																						883	\$145,889	\$147,579
	8.1	Data Collection and Preliminary Site Investigation												8	26	38			8					80	\$12,315	
	8.2	Mazama Pocket Gopher (MPG) Screening Survey												30		30								60	\$10,644	
	8.3	Environmental Meetings and Coordination												20		20								40	\$7,096	
	8.4	Biological Assessment Preparation												40		60			8				8	116	\$19,166	
	8.5	Critical Areas, Habitat Management Report and Mitigation Plan												4	80	24			8				8	124	\$19,130	
	8.6	Mitigation Feasibility Assessment												8	60	32	4	12	4				2	122	\$19,051	
	8.7	Mitigation Design												12	4		125	200						341	\$58,487	
Total			60	0	0	0	0	10	9	0	22	26	78	0	122	170	204	129	212	28	8	8	22	1108	\$194,393	\$196,204

Estimated Direct Expenses	
Mileage & Other Expenses	\$1,811
Subconsultants	\$0
Total Expenses	\$1,811

Project Fee Estimate Summary and Total	
Total Estimated Labor	\$194,393
Total Estimated Expenses	\$1,811
Total Fee Estimate	\$196,204

Notes and Assumptions:

(1) See detailed Scope of Work dated 08/29/2025.

(2) All hours and expenses are estimated, and may be increased or decreased within the total budget limit at the discretion of DEA's project manager. The DEA project manager may transfer budget from estimated expenses to labor and vice versa, as the project manager may determine as appropriate. Work will be billed on a time and expense basis, subject to the limit of the not-to-exceed Total Fee Estimate value.

(3) Client shall be responsible for direct payment of all permit, agency review, advertisement, service or other project expenses not expressly included in the Project Fee Estimate and/or Scope of Work.

CONSULTANT FEE COMPUTATION WORKSHEET

<i>Project Name:</i>	<i>Deschutes Valley Trail (Segment C)</i>
<i>Project Number:</i>	
<i>Consultant:</i>	<i>David Evans and Associates, Inc.</i>
<i>Estimated Design Fee:</i>	<i>\$196,204</i>
<i>Prepared By:</i>	<i>NDV/RCLA</i>

Fee Computation

Factor	Rate	Weight	Value
<i>Degree of Risk</i>	<i>0.26</i>	<i>X 25</i>	<i>6.50</i>
<i>Relative Difficulty of Work</i>	<i>0.30</i>	<i>X 20</i>	<i>6.00</i>
<i>Size of Job</i>	<i>0.26</i>	<i>X 15</i>	<i>3.90</i>
<i>Period of Performance</i>	<i>0.32</i>	<i>X 15</i>	<i>4.80</i>
<i>Assistance by the Agency</i>	<i>0.32</i>	<i>X 15</i>	<i>4.80</i>
Negotiated Fee (% of DSC)		100	26.00 %

Note: See Instructions for factor descriptions and rate guidelines

Multiplier Computation

Component	Multiplier
<i>Labor (DSC)</i>	<i>1.00</i>
<i>Overhead (OH)</i>	<i>1.7726</i>
<i>Fee</i>	<i>0.26</i>
Total Multiplier (DSC+OH+Fee)	3.032600

Exhibit D

Prime Consultant Cost Computations

Project Name: Deschutes Valley Trail (Segment C)
 Project Number: TBD
 Consultant: David Evans and Associates, Inc.

NEGOTIATED HOURLY RATES

				Overhead	Profit	Total	
		Hours	DSC	177.26%	26%	Hourly Rate	Total
Nhan Vo	Project Manager	60	\$77.50	\$137.38	\$20.15	\$235.03	\$14,102
Tucker Collins	Project Engineer		\$59.50	\$105.47	\$15.47	\$180.44	
William (Billy) Gibbs	Designer		\$43.00	\$76.22	\$11.18	\$130.40	
Josh Korakis	CAD/GIS Technician		\$54.50	\$96.61	\$14.17	\$165.28	
Ken McAfee	Survey Manager	10	\$74.68	\$132.38	\$19.42	\$226.47	\$2,265
Rynea Edwards	Project Surveyor IV	9	\$68.78	\$121.92	\$17.88	\$208.58	\$1,877
Adam Lawson	Project Surveyor II		\$66.44	\$117.77	\$17.27	\$201.49	
Bobby Johnson	Office Survey Technician VI	22	\$55.18	\$97.81	\$14.35	\$167.34	\$3,681
Jay Dunn	Office Survey Technician V	26	\$48.18	\$85.40	\$12.53	\$146.11	\$3,799
Survey Crew - DVT	Two Person Survey Crew	78	\$85.34	\$151.27	\$22.19	\$258.80	\$20,187
Diana Gramling	Survey Project Coordinator		\$44.28	\$78.49	\$11.51	\$134.28	
Gray Rand	Environmental Manager	122	\$73.00	\$129.40	\$18.98	\$221.38	\$27,008
Rick Pratt	Environmental Scientist IV	170	\$52.50	\$93.06	\$13.65	\$159.21	\$27,066
MaKenna Lindberg	Environmental Scientist III	204	\$44.00	\$77.99	\$11.44	\$133.43	\$27,221
Jonathan Gage	Landscape Architect	129	\$72.00	\$127.63	\$18.72	\$218.35	\$28,167
Rachel Wells	Landscape Designer	212	\$46.00	\$81.54	\$11.96	\$139.50	\$29,574
Sara Gilbert	GIS Analyst IV	28	\$55.00	\$97.49	\$14.30	\$166.79	\$4,670
Vickie Elwell	Project Accountant IV	8	\$52.00	\$92.18	\$13.52	\$157.70	\$1,262
Tiffany Lynch	Project Accountant II	8	\$34.88	\$61.83	\$9.07	\$105.78	\$846
Olivia Werdal	Project Coordinator II	22	\$40.00	\$70.90	\$10.40	\$121.30	\$2,669
Subtotal:		1,108					\$194,393
REIMBURSABLES							
Mileage							\$821
Title Report							
Lodging and Meals							\$900
Markup on Expenses - 10%							\$90
Subtotal:							\$1,811
SUBCONSULTANT COSTS							
APS - Utility Pothole							
Markup on Subconsultants - 10%							
Subtotal:							

TOTAL

\$196,204

Northwest Hydraulic Consultants Inc.**12787 Gateway Drive S.****Seattle, WA 98168****Tel. (206) 241-6000****Fax (206) 439-2420****Estimate of Professional Services****Prepared for:**

SCJ Alliance

Project:

Deschutes Valley Trail (Seg. C)

Date:

07/16/2025

Project #:

P02010047

Prepared By:

P. Brooks

Labor Detail

TASK DESCRIPTION		Staff Hours						Totals
		Principal	Sr. Eng. 1	Eng./Sci. 1	Jr. Engineer/Scientist	GIS Analyst 1	Sr. Tech. Ed./Sr. Admin.	
5	Hydraulics and Hydrology Services							
5.1	Project Management	4	9				2	\$1,213
5.2	Hydrologic Analysis		1		2			\$169
5.3	Hydraulic Analysis	3	9		36	4		\$2,845
5.4	Hydraulic Tech Memo (@ 90%)	3	12		24		3	\$2,479
5.5	Permit Support	2	6		16	16		\$2,272
Total Hours		12	37	0	78	20	5	
Direct Rate (\$/hr)		99.75	78.75	58.80	44.89	55.13	52.50	
SUBTOTAL(LABOR)								\$8,977
OVERHEAD AT 198.39%								\$17,810
FEE AT 26.0%								\$2,334
TOTAL (COST PLUS FIXED FEE)								\$29,121

Direct Expense Detail

	Units	Rate	Cost
Mileage	0	\$0.700	\$0
TOTAL DIRECT EXPENSES			\$0

Cost Summary

Total Labor	\$29,121
Total Direct Expenses	\$0
TOTAL COST	\$29,121

Table 1
Budget Breakdown
Geotechnical Services
Segment C and Descutes Valley Park Spur
Tumwater, Washington

Scope Items	Principal Engineer	Senior Engineer	Technician	Assistant Project Manager	Totals	Total Labor Costs
LABOR						
Geotechnical Engineering						
Project Management and Administration	8	20		8	36	\$5,961
Fieldwork Preparation, Fieldwork, and Groundwater Monitoring	8	20	76		104	\$10,903
Geotechnical Analysis	20	80			100	\$17,268
Draft and Final Report, Plan Review, Data Report	10	20	6	6	42	\$6,575
Total Hours	46	140	82	14	282	\$40,706
Rate by Position	\$201.06	\$165.58	\$78.72	\$130.08		
Total - Labor Cost	\$9,249	\$23,181	\$6,455	\$1,821	\$40,706	
SUBCONTRACTED SERVICES AND EXPENSES						
Drilling Subcontractor					\$21,047	
Private Utility Locator					\$457	
Excavating Subcontractor					\$2,538	
Fencing Demo and Reconstruction					\$2,400	
Pressure Transducer Rental					\$3,600	
Geophysics Subconsultant					\$3,150	
Geotechnical Laboratory Testing					\$3,600	
Total - Direct Costs					\$36,791	
					TOTAL	
Base Total (without Contingencies)					\$77,497	

Note: Subcontractor/Subconsultant costs include a 1.5 percent markup.



Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 14, 2024

Mallory Skinner
Sage Geotechnical, LLC
724 Columbia Street, Suite 203
Olympia, WA 98501

Re: Sage Geotechnical, LLC
Safe Harbor Indirect Cost Rate Addendum

Dear Mallory:

Washington State has received approval from our local Federal Highway Administration (FHWA) Division to increase the Safe Harbor Indirect Cost Rates from 110% and 80% for home and field to 120% and 90% respectively.

You'll be able to update your rates on any WSDOT agreements based on the agreement terms. Please refer to your agreement for specific information on rate updates. For questions on updating your billing rate, please contact the Contract Services Office at consultantrates@wsdot.wa.gov.

You may use the Safe Harbor Rate of 120%, or 90% for field office situations, for agreements entered prior to September 8, 2026. For agreements entered after this date, please contact the WSDOT Consultant Services Office (CSO) or our office for guidance.

The Safe Harbor Rate will not be subject to audit. Please coordinate with CSO or your Local Programs contact if you have questions about when to apply the Safe Harbor rate to your agreement.

If you have any questions, please contact Steve McKerney or me at (360)705-7799.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jarron Elter', with a long horizontal flourish extending to the right.

Jarron Elter
Agreement Compliance Audit Manager

cc: Steve McKerney, Director of Internal Audit
Maryna Ya
File

Actuals Not To Exceed Table (ANTE)

[illegible]



Deschutes Valley Trail - Segment C

Structural Engineering

	Principal	Senior Project Engineer	Project Engineer	Design Engineer	Task Cost
Direct Salary:	\$78.00	\$65.00	\$50.00	\$40.00	
Indirect Cost Rate (197.81%):	\$154.29	\$128.58	\$98.91	\$79.12	
Profit (26.00%):	\$20.28	\$16.90	\$13.00	\$10.40	
Total Rate:	\$252.57	\$210.48	\$161.91	\$129.52	

Task 4 - Structural Engineering

4.1 Project Admin and Management	24		16		\$8,652
4.2 Public Outreach	4		4		\$1,658
4.3 Review Existing Data	16		16		\$6,632
4.4 Conceptual Design Retaining Walls	0		0		\$0
4.5 Conceptual Design Bridge	0		0		\$0
4.6 Final Design Retaining Walls					
60% Submittal	10		16		\$5,116
90% Submittal	12		24		\$6,917
Final Submittal	8		16		\$4,611
4.7 Final Design Bridge					
60% Submittal	60		60		\$24,869
90% Submittal	20		40		\$11,528
Final Submittal	12		24		\$6,917
4.8 Final Design Trail Features					
60% Submittal	32		40		\$14,558
90% Submittal	18		36		\$10,375
Final Submittal	18		36		\$10,375
4.9 Bid Assistance	12		8		\$4,326
Subtotal	222	0	320	0	\$107,881

Direct Costs

Mileage	\$0.00
Subconsultants	\$0.00

Total Direct Costs **\$0**

Total Structural Services **\$107,881**



1800 NW Upshur Street, Suite 100
Portland, Oregon 97209
Tel 503.224.0333 Fax 503.224.1851
www.swca.com

August 6, 2025

Patrick Holm
SCJ Alliance
1201 Third Ave, Suite 550
Seattle, WA 98101

Submitted via email: Patrick Holm patrick.holm@scjalliance.com

Re: Cultural Resources Services for the Tumwater Deschutes Valley Trail Project Segment C and Deschutes Valley Park Spur, Thurston County, Washington

Dear Patrick Holm:

SWCA Environmental Consultants (SWCA) is pleased to submit this proposal to Patrick Holm for cultural resources services for the Tumwater Deschutes Valley Trail Project Segment C and Deschutes Valley Park Spur. SWCA understands that the City of Tumwater (COT) proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to an undeveloped City right of way. This work shall also include The Deschutes Valley Trail Reclaimed Water Extension system as part of the Lacey, Olympia, Tumwater, Tumwater (LOTT) partnership. Because the project is receiving FHWA funds the project is subject to FHWA review under Section 106 of the National Historic Preservation Act. Our proposal includes a scope of work that will provide cultural resources support for the design of Segment C and Deschutes Valley Park Spur and assist FHWA in meeting their NHPA Section 106 compliance requirements, including consultation support with the Washington State Historic Preservation Office and Tribes.

Thank you for providing us with the opportunity to work with you. If you have any questions or wish to discuss the proposal, please do not hesitate to reach out to me by telephone at (503) 224-4173 or by email at amanda.carroll@swca.com.

Sincerely,

A handwritten signature in dark ink that reads "Amanda J. Carroll". The signature is fluid and cursive, with the first name "Amanda" and last name "Carroll" clearly legible.

Amanda Carroll

Principal Cultural Resources Team Lead
503.224.4173 / amanda.carroll@swca.com

SCOPE OF WORK

The Tumwater Deschutes Valley Trail (DVT) Project Segment C (“Project”) proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to an undeveloped City right of way. The overall project starts at the recently completed DVT Segment A1 at the Brewery Park and extends over 2 miles southeast terminating at Pioneer Park. The length along Segment C trail alignment is approximately 5,150 LF with a 10 ft wide asphalt surface and 1 to 2 foot gravel shoulders on either side of the asphalt.

This work shall also include The Deschutes Valley Trail Reclaimed Water Extension system as part of the Lacey, Olympia, Tumwater, Tumwater (LOTT) partnership. This extension system will be an 18” diameter reclaimed water main and will extend the portion that runs through Segment C starting at the Booster Station within the Valley Golf Course and runs to the Deschutes Valley Park Trail Spur. This main line is approximately 4,000 LF overall in length and shall parallel the trail alignment. The line designed in Segment C is approximately 950 LF. The mainline trail will be 10’ wide hot mix asphalt (HMA) with 1 to 2’ gravel shoulders where practicable, generally following the trail alignment developed as part of the preliminary design project completed in 2018.

TASK 1: PROJECT MANAGEMENT, SECTION 106 REGULATORY ASSISTANCE AND CLIENT COORDINATION

The use of FHWA funds subjects the project to compliance with Section 106 of the National Historic Preservation Act. Under Section 106, FHWA must consider the effects of the project on historic properties. FHWA delegates certain Section 106 responsibilities to WSDOT. SWCA will prepare Section 106 correspondence for the City to submit to WSDOT Local Programs to request WSDOT/FHWA initiate Section 106 consultation. The correspondence will provide a project description, map of the proposed Area of Potential Effects (APE) for the project, and proposed methods for evaluating potential effects.

TASK 2: BACKGROUND RESEARCH

SWCA will conduct background research of the Segment C and Deschutes Valley Park Spur trail segments, with a main goal to identify the probability for buried archaeological sites to be present within the project area. Research will include a records check at the Department of Archaeology and Historic Preservation’s (DAHP) WISAARD database to identify any archaeological sites or historic structures within the project area. Other sources may include available nearby geotechnical data, the University of Washington Libraries, and SWCA’s internal library. SWCA previously conducted background research for other segments of the trail, which will form the basis for this work.

TASK 3: ARCHAEOLOGICAL SURVEY

SWCA will conduct archaeological survey along Segment C and spur. Prior to survey, SWCA will request the completion of a One-Call utility locate in accordance with Washington State law. Archaeological survey shall consist of pedestrian reconnaissance (“surface survey”) and excavation of up to 8 shovel probes at locations deemed to be “high probability” for buried archaeological resources by the consultant, based on its observations during the pedestrian reconnaissance. During pedestrian reconnaissance, SWCA will assess the presence/absence of culturally modified trees (CMTs). Probes will be excavated using a round nosed shovel with spoils screened on to a tarp. Probes will measure 30-40 cm in diameter and extend to 1) 1.0 meter; 2) intact glacial deposits, or 3) until impassable conditions are encountered (whichever comes first). Artifacts (if encountered) will be documented in the field; surface artifacts will be left in place, excavated artifacts will be reburied in the shovel probe from which they originated. Probes will be backfilled upon completion.

TASK 4. ARCHITECTURAL HISTORY ASSESSMENT

The Tumwater Valley Golf Course is older than 50 years and, therefore, meets the minimum age threshold for listing on the National Register of Historic Places and needs to be studied as part of this undertaking for compliance with Section 106 of the NHPA.

SUBTASK 4A. ARCHITECTURAL HISTORY BACKGROUND RESEARCH

SWCA Architectural Historians will conduct a mixture of in-person and digital research on the history of the region and the individual properties located in the APE, focusing specifically on the Tumwater Valley Golf Course. The background research will include a search of online newspaper articles, archival documents, historical maps, photographs, building permits, and other relevant information available from local libraries and historical societies, as well as online repositories and databases.

SUBTASK 4B. ARCHITECTURAL SURVEY & DOCUMENTATION

SWCA will conduct an architectural history/built environment survey of the APE, focused on the historic- age properties present. SWCA staff will conduct a Historic Property Inventory (HPI) of the golf course, document it on a SHPO HPI form, and provide a recommendation regarding its eligibility for listing in the National Register of Historic Places (NRHP), as well as an analysis of potential effects of the project to the golf course, including any impacts to its historic integrity. The documentation will be conducted and reviewed by architectural historians who meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History. All documentation will be prepared in accordance with guidance published by DAHP and the National Park Service.

TASK 5. REPORT

SWCA will prepare a Cultural Resources Report that will meet the reporting standards requirements of DAHP and the Secretary of the Interior and assist in meeting the requirements of the Section 106 review. The report will supplement and extend background research previously prepared by SWCA/NWAA. In preparing the report, the consultant will review and incorporate, as needed, project designs, maps, descriptions, and existing and new geotechnical borings. The report will provide results of the archaeological survey and historic property inventory, recommendations regarding the NRHP eligibility of cultural resources, and recommendations for any follow-on work. If approved by the city and the USACE, SWCA will submit the final Cultural Resources Report to WISSARD for DAHP review.

TASK 6. INADVERTENT DISCOVERY PLAN

SWCA will prepare an Archaeological Resources Inadvertent Discovery Plan (IDP) for use during project construction. The IDP will contain any special provisions required by WSDOT/FHWA.

DELIVERABLES

- Draft and final Section 106 regulatory letter and map.
- Draft and final archaeological site form.
- Draft and final Historic Property Inventory form.
- Draft and final Cultural Resources Assessment Technical Report.
- Draft and final Archaeological Resources Inadvertent Discovery Plan.

COST ESTIMATE

SWCA proposes to complete the scope of work detailed above on a time-and-material, not-to-exceed total of \$42,403.

TASK	NTE AMOUNT
TASK 1: PROJECT MANAGEMENT, SECTION 106 REGULATORY ASSISTANCE AND CLIENT COORDINATION	\$3,529
TASK 2: BACKGROUND RESEARCH	\$3,053
TASK 3: ARCHAEOLOGICAL SURVEY	\$7,819
TASK 4: ARCHITECTURAL HISTORY ASSESSMENT	\$16,510
TASK 5: REPORT	\$9,551
TASK 6: INADVERTENT DISCOVERY PLAN	\$1,941
Total	\$42,403

ASSUMPTIONS

Our cost estimate is based on the following assumptions:

- Up to 8 shovel probes will be excavated. No subsurface site boundary delineation will be necessary.
- WSDOT/FHWA will consult with SHPO, Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation.
- City will obtain/furnish rights-of-access.
- City will notify Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation of the survey and invite representatives to observe the work.
- Up to one cultural resources technical report will be developed under this scope of work including both archaeological investigation results and architectural history assessment results.
- Up to one Inadvertent Discovery Plan will be developed under this scope of work.
- Up to 1 archaeological site will be encountered and recorded. CMTs may be recorded as an archaeological site.
- Up to 1 HPI form will be prepared for the golf course.
- The HPI will be prepared at the Reconnaissance Level, as outlined by DAHP.
- The consultant will review existing and new geotechnical data for the project but will not conduct archaeological monitoring during new geotechnical investigations.

- City will be allowed one round of review on all draft deliverables.
- Document revisions will require up to 4 hours of SWCA labor to address.
- No mitigation tasks are included in this scope.
- SWCA's ability to conduct fieldwork will be unimpeded by access restrictions (e.g., fences, locked gates, etc.), road construction, wildfires and air quality, landowner restrictions, COVID-related restrictions, or any other factor(s) outside of SWCA's control.
- No artifacts will be collected or curated. If necessary SWCA will collect and prepare artifacts for curation under a new scope of work and for an additional fee.

Subconsultant Fee Determination Summary - Exhibit E-1



SCJ Alliance

Client: City of Tumwater
 Project: Deschutes Valley Trail Segments: A2,B,D,Palermo
 Job #: 25-000313
 File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsm

Template Version: 7/2/2025
 Contract Type: LAG Contract

Consultant Fee Determination

DIRECT SALARY COST

<u>Classification</u>	<u>Hours</u>	<u>Direct Hourly Rate</u>	<u>Amount</u>
Principal	24.0	\$104.86	\$2,516.64
Senior Project Manager	263.0	\$79.29	\$20,852.09
Senior Project Manager	519.0	\$76.59	\$39,752.55
E3 Engineer	650.0	\$46.82	\$30,433.00
T4 Technician	640.0	\$42.94	\$27,483.07
Senior Project Manager	129.0	\$57.79	\$7,454.91
L4 Landscape	200.0	\$47.27	\$9,454.00
L1 Landscape	348.0	\$31.49	\$10,958.52
Graphic Designer	28.0	\$32.20	\$901.60
P3 Planner	12.0	\$46.95	\$563.40
Senior Consultant	128.0	\$84.54	\$10,821.50
PM3 Project Manager	30.0	\$73.56	\$2,206.73
P4 Planner	28.0	\$48.08	\$1,346.16
Project Accountant	22.0	\$38.92	\$856.24

Total Direct Salary Cost \$165,600.41

OVERHEAD

Overhead Rate: 191.76% Direct Salary Cost: **\$165,600.41** Overhead Cost **\$317,555.34**

FIXED FEE

Fixed Fee Rate: 31.00% Direct Salary Cost: **\$165,600.41** Fixed Fee Cost **\$51,336.13**

TOTAL SALARY COST

Total Salary Cost \$534,491.87

SUBCONSULTANTS

DEA	Task 2	Topographic Survey and Right of Way Mapping (DE)	\$79,802
Sage	Task 3	Geotechnical Analysis (Sage)	\$188,829
Sargent	Task 4	Structural Engineering (Sargent)	\$159,185
NHC	Task 5	Hydraulics and Hydrology Services (NHC)	\$70,904
SWCA	Task 7	Cultural Resource Services (SWCA)	\$47,539
DEA	Task 8	Environmental Fieldwork and Mitigation (DEA)	\$130,912
DEA	Task 12	Utility Coordination (DEA)	\$53,073
DEA	Task 16	Utility Design (DEA)	\$77,850

Subconsultant Fee Subtotal: \$0 \$808,094.00

Subconsultant Markup: 0% \$0.00

REIMBURSABLE EXPENSES

Copies, Printing, etc. 0.0% of the Direct Salary Costs \$0.00

Mileage 200 miles at \$0.700 per mile \$140.00

Expenses Subtotal: \$140.00

Expenses Markup: 0% \$0.00

SUBTOTAL (SALARY, SUBCONSULTANTS AND EXPENSES)

Subtotal (Salary, Subconsultants and Expenses) **\$1,342,725.87**

MANAGEMENT RESERVE FUND (MRF)

Management Reserve: \$100,000 **\$100,000.00**

Total Estimated Budget: \$1,442,725.87

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Task 1 Management / Coordination / Administration																	
Subtask 1 Continuous Project Management																	\$ 35,418.07
1	Consultant Team Management	4.0	24.0	12.0												40.0	\$ 10,462.03
2	Prepare Project Schedule		2.0	4.0			4.0									10.0	\$ 2,246.76
3	Maintenance of Schedule and Budget		6.0	4.0												10.0	\$ 2,524.28
4	Progress Reports		2.0	6.0												8.0	\$ 1,995.10
5	Schedule and Budget Monitoring		4.0	6.0												10.0	\$ 2,506.91
6	Coordination with City	4.0	24.0	24.0												52.0	\$ 13,428.62
7	Record Keeping		2.0	4.0											6.0	12.0	\$ 2,254.38
Subtotal Hours:		8.0	64.0	60.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	142.0	\$ 35,418.07
Subtask 2 Continuous Administrative Services																	\$ 27,079.78
1	Project Set-up and Execute Agreement	2.0	2.0	4.0											2.0	10.0	\$ 2,428.80
2	Execution of Subconsultant Agreements	2.0	2.0	4.0											2.0	10.0	\$ 2,428.80
3	Subconsultant Administration		12.0	24.0											6.0	42.0	\$ 9,757.73
4	Review Subconsultant Deliverables		12.0	24.0												36.0	\$ 9,004.02
5	Preparation of Monthly Invoices	2.0	6.0	2.0											6.0	16.0	\$ 3,460.44
Subtotal Hours:		6.0	34.0	58.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	114.0	\$ 27,079.78
Subtask 3 Biweekly Design Coordination Meetings																	\$ 6,783.51
1	Biweekly Design Coordination Meetings		12.0	12.0			4.0									28.0	\$ 6,783.51
Subtotal Hours:		0.0	12.0	12.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0	\$ 6,783.51
Subtask 4 Submitting Project Deliverables																	\$ 15,338.37
1	Submittal and Documentation	8.0	12.0	24.0	24.0											68.0	\$ 15,338.37
Subtotal Hours:		8.0	12.0	24.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	68.0	\$ 15,338.37
Total Phase Hours:		22.0	122.0	154.0	24.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.0	352.0	352.0
Total Phase Direct Labor:		\$2,306.92	\$9,672.83	\$11,795.55	\$1,123.68	\$0.00	\$462.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856.24	\$26,217.54	\$ 84,619.74
Task 2 Topographic Survey and Right of Way Mapping (DEA)																	
Task 3 Geotechnical Analysis (Sage)																	
Task 4 Structural Engineering (Sargent)																	
Task 5 Hydraulics and Hydrology Services (NHC)																	
Task 6 Arborist Services																	

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Subtask 1 Background Document Review and Conceptual Site Walk																	\$ 6,475.79
1	Background Document Review and Conceptual Site Walk						2.0	40.0								42.0	\$ 6,475.79
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	2.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	42.0	\$ 6,475.79
Subtask 2 Tree Health Assessment																	\$ 4,034.69
1	Tree Health Assessment						2.0	24.0								26.0	\$ 4,034.69
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	2.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	\$ 4,034.69
Subtask 3 Design Review																	\$ 6,475.79
1	Design Review						2.0	40.0								42.0	\$ 6,475.79
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	2.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	42.0	\$ 6,475.79
Subtask 4 Public Involvement																	\$ 2,883.41
1	Public Involvement							8.0		16.0						24.0	\$ 2,883.41
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	24.0	\$ 2,883.41
Subtask 5 Final Design Communication																	\$ 4,034.69
1	Final Design Communication						2.0	24.0								26.0	\$ 4,034.69
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	2.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.0	\$ 4,034.69
Subtask 6 Bid Period Services																	\$ 1,220.55
1	Bid Period Services							8.0								8.0	\$ 1,220.55
Subtotal Hours:		0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	\$ 1,220.55
Total Phase Hours:		0.0	0.0	0.0	0.0	0.0	8.0	144.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	168.0	\$ 168.0
Total Phase Direct Labor:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462.32	\$6,806.88	\$0.00	\$515.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,784.40	\$ 25,124.93
Task 7 Cultural Resource Services (SWCA)																	
Task 8 Environmental Fieldwork and Mitigation (DEA)																	
Task 9 Environmental Compliance and Permitting																	
Subtask 1 Environmental Permitting Evaluation / Alternative Comparison																	\$ 4,582.92
1	Environmental Permitting Evaluation / Alternative Comparison		2.0	2.0	2.0							12.0				18.0	\$ 4,582.92
Subtotal Hours:		0.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	0.0	0.0	0.0	18.0	\$ 4,582.92
Subtask 2 Communication & Coordination																	\$ 20,292.55
1	Communication & Coordination		8.0	8.0	4.0							40.0	20.0			80.0	\$ 20,292.55
Subtotal Hours:		0.0	8.0	8.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	20.0	0.0	0.0	80.0	\$ 20,292.55
Subtask 3 JARPA Preparation																	\$ 16,519.36
1	JARPA Preparation			8.0	24.0							40.0				72.0	\$ 16,519.36

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Subtotal Hours:		0.0	0.0	8.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	0.0	72.0	\$ 16,519.36
Subtask 4 SEPA																	\$ 6,042.96
1	SEPA			2.0								2.0	8.0	20.0		32.0	\$ 6,042.96
Subtotal Hours:		0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	8.0	20.0	0.0	202.0	\$ 6,042.96
Subtask 5 WDFW HPA																	\$ 5,464.83
1	WDFW HPA			2.0	4.0							16.0				22.0	\$ 5,464.83
Subtotal Hours:		0.0	0.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	22.0	\$ 5,464.83
Subtask 6 Shoreline Substantial Development Permit																	\$ 7,200.65
1	Shoreline Substantial Development Permit			4.0	4.0							16.0		8.0		32.0	\$ 7,200.65
Subtotal Hours:		0.0	0.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	0.0	8.0	0.0	32.0	\$ 7,200.65
Total Phase Hours:		0.0	10.0	26.0	38.0	0.0	0.0	0.0	0.0	0.0	0.0	126.0	28.0	28.0	0.0	256.0	\$ 256.0
Total Phase Direct Labor:		\$0.00	\$792.86	\$1,991.46	\$1,779.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,652.42	\$2,059.62	\$1,346.16	\$0.00	\$18,621.66	\$ 60,103.28
Task 10 Stormwater Analysis and Design																	
Subtask 1 Data Collection & Prelim Site Investigation																	\$ 5,604.52
1	Data Collection & Prelim Site Investigation			8.0	24.0											32.0	\$ 5,604.52
Subtotal Hours:		0.0	0.0	8.0	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.0	\$ 5,604.52
Subtask 2 Predesign Analysis																	\$ 10,184.26
1	Analysis of Existing Conveyance System(s) & Outfall(s)			20.0	20.0	16.0										56.0	\$ 10,184.26
Subtotal Hours:		0.0	0.0	20.0	20.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	\$ 10,184.26
Subtask 3 Final Stormwater Analysis and Design																	\$ 13,326.53
1	Design of New Conveyance System(s)			16.0	40.0	24.0										80.0	\$ 13,326.53
2	Design of On-Site Stormwater Management BMPs			16.0	32.0											48.0	\$ 8,791.18
3	Drainage Control Plan (DCP) Reports			16.0	40.0	16.0										72.0	\$ 12,217.72
Subtotal Hours:		0.0	0.0	48.0	112.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	200.0	\$ 34,335.43
Subtask 4 Stormwater Pollution Prevention Plan (SWPPP)																	\$ 2,417.86
1	Stormwater Pollution Prevention Plan (SWPPP)				16.0											16.0	\$ 2,417.86
Subtotal Hours:		0.0	0.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	304.0	\$ 2,417.86
Subtask 5 NPDES Permit																	\$ 1,208.93
1	NPDES Permit				8.0											8.0	\$ 1,208.93
Subtotal Hours:		0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	\$ 1,208.93
Total Phase Hours:		0.0	0.0	76.0	180.0	56.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	312.0	\$ 312.0
Total Phase Direct Labor:		\$0.00	\$0.00	\$5,821.18	\$8,427.60	\$2,404.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,653.55	\$ 53,751.00

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsxr

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Task 11 Public Outreach																	
Subtask 1 Public Outreach Materials																	\$ 5,269.35
1	Public Outreach Materials		2.0	2.0	4.0		1.0		4.0	12.0	12.0					37.0	\$ 5,269.35
Subtotal Hours:		0.0	2.0	2.0	4.0	0.0	1.0	0.0	4.0	12.0	12.0	0.0	0.0	0.0	0.0	37.0	\$ 5,269.35
Subtask 2 Predesign Analysis Stakeholder Engagement																	\$ 4,024.95
1	Four In-Person Stakeholder Meetings		8.0	8.0												16.0	\$ 4,024.95
Subtotal Hours:		0.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0	\$ 4,024.95
Subtask 3 Final Design Stakeholder / Public Engagement																	\$ 2,012.47
1	Two In-Person Stakeholder Meetings		4.0	4.0												8.0	\$ 2,012.47
2	One Council Meeting Support	2.0	2.0	2.0			2.0					2.0	2.0			12.0	\$ 3,076.75
Subtotal Hours:		2.0	6.0	6.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	2.0	2.0	0.0	0.0	20.0	\$ 5,089.22
Total Phase Hours:		2.0	16.0	16.0	4.0	0.0	3.0	0.0	4.0	12.0	12.0	2.0	2.0	0.0	0.0	73.0	\$ 73.0
Total Phase Direct Labor:		\$209.72	\$1,268.57	\$1,225.51	\$187.28	\$0.00	\$173.37	\$0.00	\$125.96	\$386.40	\$563.40	\$169.09	\$147.12	\$0.00	\$0.00	\$4,456.41	\$ 14,383.51
Task 12 Utility Coordination (DEA)																	
Task 13 60% Design																	
Subtask 1 60% Plans																	\$ 106,602.01
1	Data Collection and Preliminary Site Investigation		8.0	8.0	10.0		8.0									34.0	\$ 7,028.29
X	Civil Predesign Analysis		2.0	8.0	10.0											20.0	\$ 4,000.70
X	Compile Existing Drawings and Files			2.0	8.0	32.0										42.0	\$ 6,138.58
X	Palermo Design		8.0	8.0	12.0	24.0										52.0	\$ 9,164.75
X	Cover Sheet (1 sheet)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Legend and Abbreviations (1 sheet)			4.0	8.0	8.0										20.0	\$ 3,306.60
X	Alignment Plan and Survey Control (6 sheets)			4.0	8.0	20.0										32.0	\$ 4,969.81
X	Existing Condition Plans (6 sheets)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Site Preparation and TESC Plans (6 sheets)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Construction Staging and Access Plans (12 sheets)			4.0	8.0	24.0										36.0	\$ 5,524.21
X	Trail Plans and Profiles (12 sheets)			4.0	16.0	48.0										68.0	\$ 10,059.55
X	Trail Typical Cross Sections (3 sheets)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Trail General Notes and Details (1 sheet)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Bridge Plans (Prepared under separate task, 10 sheets)															0.0	\$ -
X	Retaining Wall & Railing Plans (Prepared under separate task, 8 sheets)															0.0	\$ -
X	Stormwater Conveyance and Relocation Plan and Profiles (6 sheets)			4.0	20.0	36.0										60.0	\$ 9,000.81

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 8 sheets)															0.0	\$ -
X	Urban Design Plans (6 sheets)			2.0	12.0	20.0	2.0		4.0							40.0	\$ 5,859.43
X	Urban Trail Details (8 sheets)			4.0	10.0	20.0	2.0		4.0							40.0	\$ 6,051.63
X	Irrigation Relocation Plan (6 sheets)						12.0		40.0							52.0	\$ 6,303.76
X	Landscape and Restoration Plans (6 sheets)						8.0		32.0							40.0	\$ 4,744.57
X	Landscape and Restoration Plant Schedule (3 sheets)						4.0		16.0							20.0	\$ 2,372.29
Subtotal Hours:		0.0	18.0	72.0	162.0	312.0	36.0	0.0	96.0	0.0	0.0	0.0	0.0	0.0	0.0	696.0	\$ 106,602.01
Subtask 2 60% Cost Estimate																	\$ 7,709.92
1	60% Cost Estimate		2.0	8.0	24.0		2.0	8.0								44.0	\$ 7,709.92
Subtotal Hours:		0.0	2.0	8.0	24.0	0.0	2.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	44.0	\$ 7,709.92
Subtask 3 60% Specifications																	\$ 8,420.54
1	60% Specifications		8.0	16.0	16.0											40.0	\$ 8,420.54
Subtotal Hours:		0.0	8.0	16.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	\$ 8,420.54
Subtask 4 Quality Assurance / Quality Control																	\$ 11,411.04
1	Quality Assurance / Quality Control		16.0	20.0			4.0		16.0							56.0	\$ 11,411.04
Subtotal Hours:		0.0	16.0	20.0	0.0	0.0	4.0	0.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	56.0	\$ 11,411.04
Total Phase Hours:		0.0	44.0	116.0	202.0	312.0	42.0	8.0	112.0	0.0	0.0	0.0	0.0	0.0	0.0	836.0	\$ 836.0
Total Phase Direct Labor:		\$0.00	\$3,488.56	\$8,884.96	\$9,457.64	\$13,398.00	\$2,427.18	\$378.16	\$3,526.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,561.38	\$ 134,143.52
Task 14 Final Design																	
Subtask 1 90% Plans																	\$ 50,015.80
1	Cover Sheet (1 sheet)					1.0										1.0	\$ 138.60
X	Legend and Abbreviations (1 sheet)					1.0										1.0	\$ 138.60
X	Alignment Plan and Survey Control (6 sheets)				1.0	2.0										3.0	\$ 428.32
X	Existing Condition Plans (6 sheets)				1.0	2.0										3.0	\$ 428.32
X	Site Preparation and TESC Plans (6 sheets)			1.0	2.0	4.0										7.0	\$ 1,103.85
X	Construction Staging and Access Plans (12 sheets)			4.0	8.0	16.0										28.0	\$ 4,415.40
X	Trail Plans and Profiles (12 sheets)			1.0	24.0	24.0										49.0	\$ 7,200.42
X	Trail Typical Cross Sections (3 sheets)			1.0	4.0	4.0										9.0	\$ 1,406.08
X	Trail General Notes and Details (1 sheet)			1.0	4.0	4.0										9.0	\$ 1,406.08
X	Bridge Plans (Prepared under separate task, 10 sheets)															0.0	\$ -
X	Retaining Wall & Railing Plans (Prepared under separate task, 8 sheets)															0.0	\$ -
X	Stormwater Conveyance and Relocation Plan and Profiles (6 sheets)			2.0	8.0	12.0										22.0	\$ 3,366.57
X	Stormwater Details (2 sheets)			2.0	4.0	8.0										14.0	\$ 2,207.70

Subconsultant Labor Hour Estimate

SCJ Alliance
Client: City of Tumwater
Project: Deschutes Valley Trail Segments: A2,B,D,Palermo
Job #: 25-000313
File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025
LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 5 sheets)															0.0	\$ -
X	Utility Details (Prepared under separate task, 3 sheets)															0.0	\$ -
X	Urban Design Plans (6 sheets)			1.0	4.0	12.0	2.0		8.0							27.0	\$ 3,701.03
X	Urban Trail Details (8 sheets)			1.0	4.0	12.0	1.0		4.0							22.0	\$ 3,107.96
X	Irrigation Relocation Plan & Details (10 sheets)						12.0		40.0							52.0	\$ 6,303.76
X	Landscape and Restoration Plans (6 sheets)						8.0		32.0							40.0	\$ 4,744.57
X	Landscape and Restoration Plant Schedule (3 sheets)						4.0		24.0							28.0	\$ 3,185.38
X	Traffic Control Plans (5 sheets)			4.0	16.0	24.0										44.0	\$ 6,733.14
Subtotal Hours:		0.0	0.0	18.0	80.0	126.0	27.0	0.0	108.0	0.0	0.0	0.0	0.0	0.0	0.0	359.0	\$ 50,015.80
Subtask 2 90% Cost Estimate																	\$ 4,904.29
1	90% Cost Estimate			2.0	8.0	16.0	2.0	4.0								32.0	\$ 4,904.29
Subtotal Hours:		0.0	0.0	2.0	8.0	16.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.0	\$ 4,904.29
Subtask 3 90% Specifications																	\$ 6,986.00
1	90% Specifications		8.0	16.0			2.0	4.0								30.0	\$ 6,986.00
Subtotal Hours:		0.0	8.0	16.0	0.0	0.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	\$ 6,986.00
Subtask 4 100% Plans																	\$ 33,231.90
1	Cover Sheet (1 sheet)					1.0										1.0	\$ 138.60
X	Legend and Abbreviations (1 sheet)					1.0										1.0	\$ 138.60
X	Alignment Plan and Survey Control (6 sheets)				1.0	1.0										2.0	\$ 289.72
X	Existing Condition Plans (6 sheets)					1.0										1.0	\$ 138.60
X	Site Preparation and TESC Plans (6 sheets)			1.0	2.0	4.0										7.0	\$ 1,103.85
X	Construction Staging and Access Plans (12 sheets)			1.0	4.0	4.0										9.0	\$ 1,406.08
X	Trail Plans and Profiles (12 sheets)			1.0	4.0	8.0										13.0	\$ 1,960.49
X	Trail Typical Cross Sections (3 sheets)			1.0	4.0	4.0										9.0	\$ 1,406.08
X	Trail General Notes and Details (1 sheet)				1.0	2.0										3.0	\$ 428.32
X	Bridge Plans (Prepared under separate task, 10 sheets)															0.0	\$ -
X	Retaining Wall & Railing Plans (Prepared under separate task, 8 sheets)															0.0	\$ -
X	Stormwater Conveyance and Relocation Plan and Profiles (6 sheets)			2.0	8.0	12.0										22.0	\$ 3,366.57
X	Stormwater Details (2 sheets)				4.0	12.0										16.0	\$ 2,267.67
X	Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task, 5 sheets)															0.0	\$ -
X	Utility Details (Prepared under separate task, 3 sheets)															0.0	\$ -
X	Urban Design Plans (6 sheets)			1.0	2.0	8.0	2.0	4.0	8.0							25.0	\$ 3,454.67
X	Urban Trail Details (8 sheets)			1.0	2.0	8.0	1.0	2.0	4.0							18.0	\$ 2,556.46
X	Irrigation Relocation Plan & Details (10 sheets)						8.0		40.0							48.0	\$ 5,557.67
X	Landscape and Restoration Plans (6 sheets)						4.0		32.0							36.0	\$ 3,998.48

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater

Project: Deschutes Valley Trail Segments: A2,B,D,Palermo

Job #: 25-000313

File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025

LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
X	Landscape and Restoration Plant Schedule (3 sheets)						2.0		24.0							26.0	\$ 2,812.34
X	Traffic Control Plans (5 sheets)			2.0	4.0	8.0										14.0	\$ 2,207.70
Subtotal Hours:		0.0	0.0	10.0	36.0	74.0	17.0	6.0	108.0	0.0	0.0	0.0	0.0	0.0	0.0	251.0	\$ 33,231.90
Subtask 5 100% Cost Estimate																	\$ 6,402.52
1	100% Cost Estimate		4.0	8.0	16.0		2.0	4.0								34.0	\$ 6,402.52
Subtotal Hours:		0.0	4.0	8.0	16.0	0.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34.0	\$ 6,402.52
Subtask 6 100% Specifications																	\$ 7,596.27
1	100% Specifications		8.0	16.0			2.0	8.0								34.0	\$ 7,596.27
Subtotal Hours:		0.0	8.0	16.0	0.0	0.0	2.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34.0	\$ 7,596.27
Subtask 7 Quality Assurance / Quality Control																	\$ 10,062.37
1	Quality Assurance / Quality Control		20.0	20.0												40.0	\$ 10,062.37
Subtotal Hours:		0.0	20.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	\$ 10,062.37
Subtask 8 Final Documentation for Land Use Permits																	\$ 11,395.24
1	Final Documentation for Land Use Permits		16.0	8.0	16.0	8.0	2.0	4.0	8.0							62.0	\$ 11,395.24
Subtotal Hours:		0.0	16.0	8.0	16.0	8.0	2.0	4.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	62.0	\$ 11,395.24
Subtask 9 Bid Documents and Comment Response																	\$ 23,067.51
1	Comment Response		8.0	20.0	20.0	20.0	4.0	6.0								78.0	\$ 14,447.38
2	Bid Documents		4.0	8.0	16.0	16.0	2.0	4.0								50.0	\$ 8,620.13
Subtotal Hours:		0.0	12.0	28.0	36.0	36.0	6.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	128.0	\$ 23,067.51
Total Phase Hours:		0.0	68.0	126.0	192.0	260.0	60.0	40.0	224.0	0.0	0.0	0.0	0.0	0.0	0.0	970.0	\$ 970.0
Total Phase Direct Labor:		\$0.00	\$5,391.41	\$9,650.91	\$8,989.44	\$11,165.00	\$3,467.40	\$1,890.80	\$7,053.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,608.72	\$ 153,661.90
Task 15 Utility Design (DEA)																	
Task 16 Bid Assistance																	
Subtask 1 Bid Assistance																	\$ 5,377.59
1	Prepare Addenda as Requested (assumed 2 prepared)		1.0	2.0	4.0	8.0	4.0		8.0							27.0	\$ 4,022.79
2	Respond to Bidder Questions		1.0	2.0	4.0											7.0	\$ 1,354.80
Subtotal Hours:		0.0	2.0	4.0	8.0	8.0	4.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	34.0	\$ 5,377.59
Subtask 2 Conformed Bid Plan Sheets and Specifications																	\$ 3,326.39
1	Conformed Bid Plan Sheets and Specifications		1.0	1.0	2.0	4.0	4.0	8.0								20.0	\$ 3,326.39
Subtotal Hours:		0.0	1.0	1.0	2.0	4.0	4.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	\$ 3,326.39
Total Phase Hours:		0.0	3.0	5.0	10.0	12.0	8.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	54.0	\$ 54.0
Total Phase Direct Labor:		\$0.00	\$237.86	\$382.97	\$468.20	\$515.31	\$462.32	\$378.16	\$251.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,696.74	\$ 8,703.99

Subconsultant Labor Hour Estimate

SCJ Alliance

Client: City of Tumwater
Project: Deschutes Valley Trail Segments: A2,B,D,Palermo
Job #: 25-000313
File Name: 25-000313_FEE_Segments A2, B, D, Palermo_20250904-Civil.xlsx

Template Version: 7/2/2025
LAG Contract



		Bill	Patrick	Whitney	Rikki	Kyle	Trent	Colin-Arborist	Lorena	Jay	Laura	Sharese	Spencer	Vaughn	Traci		
Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Senior Project Manager	E3 Engineer	T4 Technician	Senior Project Manager	L4 Landscape	L1 Landscape	Graphic Designer	P3 Planner	Senior Consultant	PM3 Project Manager	P4 Planner	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Total Hours All Phases		24.0	263.0	519.0	650.0	640.0	129.0	200.0	348.0	28.0	12.0	128.0	30.0	28.0	22.0	3,021.0	3021.0
Total Direct Labor Estimate All Phases		\$2,516.64	\$20,852.09	\$39,752.55	\$30,433.00	\$27,483.07	\$7,454.91	\$9,454.00	\$10,958.52	\$901.60	\$563.40	\$10,821.50	\$2,206.73	\$1,346.16	\$856.24	\$165,600.41	\$ 534,491.87
Indirect Costs																	
Subconsultants:																	
		DEA															\$79,802.00
		Sage															\$188,829.00
		Sargent															\$159,185.00
		NHC															\$70,904.00
		SWCA															\$47,539.00
		DEA															\$130,912.00
		DEA															\$53,073.00
		DEA															\$77,850.00
Subconsultant Subtotal:																	\$ 808,094.00
Subconsultant Markup:																	\$ -
Subconsultant Total:																	\$ 808,094.00
Reimbursable Expenses:																	
		Copies, Printing, etc.															\$ -
		Mileage															\$ 140.00
Expenses Subtotal:																	\$ 140.00
Expenses Markup:																	\$ -
Expenses Total:																	\$ 140.00
Management Reserve:																	\$ 100,000.00
Total Indirect Costs:																	\$ 908,234.00
Total:																	\$ 1,442,725.87

SCOPE OUTLINE

City of Tumwater (COT) Deschutes Valley Trail (Segments A2, B, D, Palermo Spur)

A. Project Description/Background

The Tumwater Deschutes Valley Trail (DVT) Project Segments A2, B, D, and Palermo Spur ("Project") proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to undeveloped City right of way. The overall project starts at the recently completed DVT Segment A1 at the Brewery Park and extends over 2 miles southeast terminating at Pioneer Park. This Scope is written specifically for Segments A2, B, D, and Palermo Spur ("Project") which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park. This Project includes the Palermo Spur.

The mainline trail will be 10-foot wide hot mix asphalt (HMA) with 1 to 2-foot gravel shoulders where practicable, generally following the trail alignment developed as part of the preliminary design project completed in 2018.

Mitigation needs for critical areas and steep slopes are yet to be determined and will be provided during this design phase with supporting documentation via design reports, memos, and design recommendations. Stream and/or wetland mitigation for the project's watershed will comply with City of Tumwater Municipal Code and Army Corp Permit requirements.

The project scope shall include the following task breakdown or something similar. Each subconsultant to the Prime Consultant shall have its scope of work in a separate task.

- ❑ Task 1 – Management / Coordination / Administration
- ❑ Task 2 – Topographic Survey and Right of Way Mapping (DEA)
- ❑ Task 3 - Geotechnical Analysis (Sage)
- ❑ Task 4 – Structural Engineering (Sargent)
- ❑ Task 5 – Hydraulics and Hydrology Services (NHC)
- ❑ Task 6 – Arborist Services
- ❑ Task 7 – Cultural Resources Services (SWCA)
- ❑ Task 8 – Environmental Fieldwork and Mitigation (DEA)
- ❑ Task 9 – Environmental Compliance and Permitting
- ❑ Task 10 – Stormwater Analysis and Design
- ❑ Task 11 – Public Outreach
- ❑ Task 12 – Utility Coordination (DEA)
- ❑ Task 13 – 60% Design
- ❑ Task 14 – Final Design
- ❑ Task 15 – Utility Design (DEA)
- ❑ Tasks 13-15 Trail Design key elements include:
 - Fill and cut slopes
 - Retaining walls
 - Stormwater conveyance and LID requirements
 - Landscaping and restoration
 - Urban trail features
 - Wet and dry utility relocation
 - Golf course netting and delineation with trail
 - Illumination modifications
 - Irrigation modifications
 - Constructability review

- ❑ Task 16 – Bid Assistance

Segments A2, B, D, and Palermo Spur will be designed as one trail project under one plan set for deliverables.

Segment A2:

- ❑ Limits: At Brewery Park connecting at east end of parking lot approximately 125 LF from underpass of Capitol Blvd to E Street Intersection.
- ❑ Length along trail alignment: Approximately 965 LF

Segment B:

- ❑ Limits: Connection point from Craft District Trail Construction at Tumwater Valley Dr SE to southeast of Valley Athletic Club where the trail ties into cul-de-sac dead end of M Street. Note: The original Segment B trail segment started from E Street intersection, however approximately 1000 LF section was removed along the frontage of Craft District Development improvements to Tumwater Valley Dr SE connection.
- ❑ Length along trail alignment: Approximately 2220 LF
- ❑ New mid-block crossing along Tumwater Valley Dr SE where trail crosses from alignment along eastside of Tumwater Valley Dr SE to westside of Tumwater Valley Dr SE.
- ❑ Existing City Illumination Pole Relocation.
- ❑ Coordination with the Craft District Development.

Segment D:

- ❑ Limits: End of Segment C up to the Pioneer Park parking lot connection.
- ❑ Length along trail alignment: Approximately 1630 LF
- ❑ Pedestrian Bridge over Deschutes River
- ❑ Pedestrian Bridge over Pioneer Park wetland waterway
- ❑ Golf Course coordination including tee box relocations and irrigation revisions.

Palermo Park Spur:

- ❑ Limits: Intersection with Segment C up to Linda St/Trosper Rd.
- ❑ Length along the trail alignment:
- ❑ Switchback from Linda St down to bottom of hill and Palermo Park (Paved non-ADA compliant): Approximately 775 LF
- ❑ Palermo Loop from Palermo Park to DVT Connection: Approximately 1000 LF
- ❑ Trail node connection and wayfinding to direct nonmotorized users onto DVT from Linda St/ Trosper Rd.
- ❑ Review recent development up at Trosper Rd.
- ❑ ADA compliant trail to be 8-foot wide HMA pathway.

B. Project Assumptions

The following overall project assumptions are made to provide direction to the design. Specific task assumptions are identified at the end of each Task:

- ❑ The project will follow local requirements for design, as well as state and federal agency requirements for environmental documentation, as applicable.
- ❑ Submittal of the final stamped PS&E bid documents are dependent on comment and review process for environmental permitting and acceptance timeline by stakeholders and decision makers at City as well as construction funding. The Consultant will not proceed with PS&E post 90% until direction is provided from City.
- ❑ At this time, the project will be bid as one project for length of Segments A2, B, D, and Palermo Spur as one deliverable.
- ❑ At this time, improvements and construction access will remain within the existing City-owned property and right-of-way (ROW). Right-of-way and permanent and/or temporary easement support services are not included in this Contract, but may be required for construction of the project.
- ❑ All new retaining walls are assumed to be gravity block retaining walls using Redi-Rock blocks, unless specifically noted otherwise.
- ❑ Large scale sewer and drinking water main improvements are not anticipated. However, some existing underground wet utilities may require spot relocations.
- ❑ Aerial utility undergrounding is not included in this contract.
- ❑ Utility poles and aerial facilities along with City lighting facilities along Tumwater Valley Dr SE. and Capitol Blvd SE may require relocation.
- ❑ The Consultant shall prepare all drawings using AutoCAD or Civil3D.
- ❑ The trail will be designed utilizing the guidance of the WSDOT Design Manual Division 15 – Pedestrian and Bicycle Facilities and AASHTO, where applicable.
- ❑ The 30% (3-span bridge only), 60%, 90%, Final Design, and Bid Documentation level of effort for all tasks within this scope is based on the alignment and design elements identified as part of the 2018 preliminary design project with the exception of Palermo Spur which was not previously designed, and will be new layout.
- ❑ Portions of the 2018 Segment B design are in the mapped floodway.

C. City-Provided Items:

- ❑ All 2018 preliminary design plans and documentation.
- ❑ Right of entries for surveying, geotechnical exploration, design, and/or construction, as required.
- ❑ Submittal reviews, comments, and approvals (one consolidated set of comments per submittal).
- ❑ Public notices, property owner mailings, postage.
- ❑ Grant funding documentation, if any.
- ❑ Host and update the City's project website and/or other City social media postings with content provided by the consultant.
- ❑ Meeting room arrangements for stakeholder engagement.
- ❑ Participation in public outreach efforts.
- ❑ Existing record drawings (as-built plans), horizontal and vertical monumentation, adjacent development plans, geotechnical reports, environmental reports, GIS maps, CAD drawings, and other applicable information, if available.
- ❑ Existing transportation analysis reports, counts, and models, if available.
- ❑ City boilerplate contract documents and General Special Provisions (GSPs) in electronic format.
- ❑ Contact information for franchise utility providers within the project area.

- ❑ City provided services including pothole for all potentially conflicting utilities identified by the consultant team.

D. Consultant Deliverables

Deliverables prepared by the Consultant are identified at the end of each Task.

E. Scope of Work

1. Task 1 – Management / Coordination / Administration

- 1.1. The Consultant will provide continuous project management services for the project duration (estimate 18 months) including:
 - Consultant team management
 - Prepare project schedule
 - Maintenance of Schedule and Budget
 - Progress Reports
 - Schedule and budget monitoring
 - Coordination with City staff via phone, email, Microsoft Teams, and in-person meetings
 - Record keeping and design project closeout management (production in Task 1.4)
- 1.3 The Consultant will provide continuous administrative services for the project duration (estimate 18 months) including:
 - Project set-up
 - Subconsultant administration
 - Review subconsultant deliverables
 - Preparation of monthly invoices with progress reports. Progress reports will include information like tasks worked on monthly billing cycle, progress percentages on tasks, forecasting next month's tasks and deliverables.
- 1.4 The Consultant will prepare for and conduct biweekly design coordination meetings with City Project Manager and other Staff, as needed. These 30 minute meetings will be held via Microsoft Teams unless otherwise requested by the City.
- 1.5 Submittal and Documentation: The Consultant shall prepare, review, catalog, and submit all project deliverables to the City in digital format at each milestone and the end of the project. The digital documentation shall be arranged in a folder system matching the Project Tasks, i.e. documents completed in Task 2 should be sent to the City in a Task 2 folder.

Task 1 Assumptions:

- *For project deliverables and closeout of submittals, The Consultant's cloud based document sharing site, Project Web, will be used to share files. Folders shall be set-up to match tasks names and deliverables that can be recognized for all users with access.*

Task 1 Deliverables:

- *Monthly invoice with progress report of work done, work in progress, and anticipated work in next month's invoice. Invoice will include percent complete for each task to track earned value.*
- *Biweekly meeting minutes*
- *Project schedule and updates using Microsoft Project (estimated preliminary schedule + 2 updates) (PDF)*
- *Project Closeout Documents (Electronic Zip Drive)*

2. Task 2 – Topographic Survey and Right of Way Mapping (DEA)

- 2.1. The Consultant will perform supplemental topographic survey and mapping in areas requiring updated or additional information to support the design work for Segments A2, B, D and Palermo Spur. Survey work will focus on locations with outdated, missing, or incomplete survey information as described below.

Survey limits and areas for each segment to be evaluated for survey updates as stated below:

- **Segment A2**
 - Survey will cover approximately 280 feet along the toe of the retaining wall constructed as part of the Capitol Boulevard improvements.
 - Critical area and Wetland Delineations as flagged by the biologist will be mapped.
 - Data will be provide to SCJ for incorporated into the existing Segment A2.
- **Segment B**
 - Survey will include a 40-foot-wide strip at the tie-in to existing roadway, reflecting the completed Craft District improvements along Tumwater Valley Dr SE.
 - Critical areas on the north side of Tumwater Valley Dr SE will be mapped based on flagging provided by the project biologist. No other areas will be included in this scope of topographic survey and mapping.
- **Segment D**
 - Topographic mapping will extend 150 feet on either side of river and stream crossings.
 - Cross section of the river and stream will be completed at 25 feet intervals.
 - Critical area and Wetland Delineations as flagged by the biologist will be mapped.
 - Updated survey will reflect any shifts in tee box locations.
 - Survey will also capture floodplain boundaries, stream channels, and delineated environmental features, including the Deschutes River ordinary high water line (OHWL) as flagged by the biologist.
- **Palermo Spur Trail**
 - Critical area and Wetland Delineations as flagged by the biologist will be mapped.

- 2.2. Additional survey needed outside of existing survey limits will be limited to 50 field hours and 50 office hours to perform additional survey outside the defined limits (e.g., due to trail realignments). If additional work exceeds these hours, the City will be notified prior to proceeding.

Task 2 Assumptions:

- Existing survey control provided for in this contract will be verified by establishing horizontal and vertical control based on NAD83/91 horizontal datum and NGVD 29 for vertical datum throughout the project.
- The lateral extent of the survey updates will match the extent of the existing survey.
- Survey deliverable will be provided to SCJ for incorporation into the existing survey basemaps.

Task 2 Deliverables:

- Electronic basemaps for each segment covering the updated/infill survey areas.

3. Task 3 – Geotechnical Analysis (Sage)

Our scope of work will be divided into three phases. The first phase will support pre-design analysis; no geotechnical explorations will be conducted during this phase. Phase 2 will consist of completing a geotechnical investigation to obtain additional subsurface soil and groundwater information to support final design. The third phase will consist of geotechnical engineering analysis and recommendations to support design of the trail segments. Specific tasks for each phase are described below.

3.1. Predesign Analysis and Consultation: Review the existing design elements and concepts and work with the team to identify key design considerations that could be optimized. Specific tasks will include:

- **Project Setup:** Initiate the project and set up billing information in support of invoicing throughout the project.
- **Attend Project Kickoff Meeting:** Participate in one project kickoff meeting with the City of Tumwater and the design team.
- **Review Geologic Hazardous Areas:** Identify and evaluate geologic hazards near the alignments that could impact on the proposed improvements and alternative alignment options.
- **Site Reconnaissance Visit:** Conduct a site visit to evaluate the existing conditions, areas of proposed improvements, and options for design alternatives being considered by the design team.
- **Attend Conceptual Design meetings:** Participate in two conceptual design meetings with the project team.
- **Evaluate Potential Design Optimizations:** Provide geotechnical input to the design team based on the existing information as the design team evaluates the existing preliminary designs and potential areas for design optimization.

3.2. Geotechnical Investigation: Supplement existing geotechnical information by completing geotechnical field work:

- **Generate Geotechnical Work Plan Memo:** Prepare a Geotechnical Work Plan Memorandum describing exploration means and methods associated with the exploration program. This work plan will be submitted to the design team and the City for review and approval.
- **Conduct Utility Locates:** Prior to mobilizing equipment, mark the proposed exploration locations and arrange for utility locates using the One-Call Utility Notification Center. In addition, private utility locators will be utilized when deemed necessary.
- **Boring Access:** Subcontract an excavator and operator to assist with drill rig access into wooded areas along Segment D and the Deschutes Valley Bridge.
- **Conduct Limited Access Borings:** Execute geotechnical borings using a limited access tracked drill rig, including:
 - **Segment A2:** Two borings to depths between about 20 and 30 feet.
 - **Segment B:** Two borings to depths between about 20 and 30 feet.
 - **Segment D:** Three borings to depths between 10 to 15 feet.
 - **Palermo Spur:** Two borings to depths between 20 and 40 feet.
 - **Deschutes Valley Bridge:** Three borings to depths between 60 and 100 feet.
 - **Contingency Borings:** Four borings to depths between 20 and 40 feet to support detailed seismic countermeasures at segment A2, or other geotechnical challenges of the project not yet identified.
 - **Contingency - Palermo Spur Environmental.** Conduct environmental drilling procedures instead of geotechnical drilling procedures, including analytical testing of drummed soil cuttings for disposal by others, and coordination with environmental consultants and/or City related to the Palermo Wellfield Superfund Site.
 - **Contingency – Foul Weather Drilling Access.** Provide mats to be laid ahead of the tracked drill rig when accessing borings along the golf course.
 -

- **Perform Geophysical Subsurface Investigation:** Consultant will subcontract a geophysical investigation of subsurface soils using Refraction-Microtremor (ReMi) to collect shear wave velocity measurements of the soils in the upper 100 feet of the site(at the bridges).
- **Perform Groundwater Monitoring:** Complete two of the geotechnical borings with flush mount monitoring wells. Install pressure transducers and record groundwater levels for one year, including monthly equipment checks with manual readings.
- **Prepare Summary Logs and Assign Lab Testing:** Generate summary boring logs and conduct geotechnical laboratory testing on the representative soil samples obtained from the borings.

3.3. Geotechnical Design Services: Complete geotechnical engineering analysis to support the design:

- **Evaluate Field and Laboratory Data:** Generate estimates of the soil strength and other properties needed to evaluate the effects the subsurface conditions will have on the proposed improvements.
- **Develop Updated AASHTO Seismic Design Parameters:** Determine the Site Class seismic parameters in accordance with AASHTO requirements.
- **Evaluate Liquefaction and Lateral Spread Potential:** Evaluate the susceptibility to liquefaction of the materials at the bridges for the design event required by AASHTO. If liquefaction and lateral spreading are anticipated following the design seismic event, Consultant will assess the potential impacts on the proposed improvements.
- **Develop Updated Bridge Foundation Recommendations:** Review foundation recommendations in the draft geotechnical report and perform additional analyses of foundation vertical capacities and lateral resistance for the preferred foundation type using the AASHTO LRFD Bridge Specifications and the Washington State Department of Transportation (WSDOT) Geotechnical Design Manual (GDM).
- **Generate Bridge Abutment Lateral Earth Pressures:** Provide lateral earth pressure recommendations for proposed bridge abutment structures and wing walls. Earth pressure diagrams for both static and seismic loading conditions will be generated using the procedures outlined in the WSDOT GDM.
- **Develop Trail Retaining Wall Design Parameters:** Develop design parameters and earthwork recommendations for gravity block and structural earth walls (SEWs) such as those produced by Redi-Rock, which are likely to be the preferred wall types for most situations. Consultant will also evaluate other potential wall types, where appropriate.
- **Evaluate Slope Stability for Proposed Walls, Cuts and Fills:** Evaluate global stability of the proposed retaining structures, permanent cuts, and permanent fills. Global stability will be evaluated using the limit equilibrium approach under both static and seismic loading conditions.
- **Evaluate Impacts on Geologic Hazards:** Evaluate geologic hazards at the site and impacts of the proposed improvements on the geologic hazards.

- **Develop Luminaire Foundation Design Recommendations:** Provide geotechnical recommendations for design and construction of luminaire foundations in accordance with WSDOT and/or Tumwater standard plans and procedures.
- **Provide Geotechnical Recommendations for Waterline.** Provide recommendations for pipe bedding, backfilling, and shoring and dewatering considerations for the proposed waterline in Trail Segment D.
- **Review Existing Pavement Recommendations:** Review existing pavement recommendations provided in the preliminary plans, and provide updated recommendations as needed.
- **Contingency Geotechnical Fieldwork/PM/Engineering/Reporting:** This task is reserved for providing geotechnical support on challenging and/or currently undefined geotechnical tasks, including but not limited to seismic design in segments A2 and B and coordination on environmental aspects of work within the Palermo Spur.
- **Draft Geotechnical Engineering Report:** Prepare a draft geotechnical engineering report summarizing the results of the review and subsurface investigation and presenting conclusions and recommendations.
- **Draft Report Comments:** Address questions and comments on the draft report and provide consultation to the design team on geotechnical aspects of the project as the design progresses to final design.
- **Final Geotechnical Engineering Report:** Finalize the report after receiving review comments from the design team.
- **Geotechnical Data Report:** Following delivery of the final geotechnical report, Sage will issue a final geotechnical data report for inclusion in bid documents.
- **Consultation, Project Management, and QA/QC:** Provide project management and correspondence with the design team to all geotechnical related aspects of the project. Correspond with the City and the design team in the form of meetings, emails, and telephone calls, as necessary.

Task 3 Assumptions:

- *Traffic control will only be necessary for borings along Tumwater Valley Dr SE, and will consist of shoulder or single lane closures where necessary.*
- *The geotechnical explorations proposed herein will not be used to assess site environmental conditions. However, visual or olfactory observations regarding potential contamination will be noted. Analysis, testing, storage, and handling potentially contaminated soil and groundwater (either sampled or spoils from drilling) are beyond this scope of services. If contaminated soils and/or groundwater are encountered, the material will be properly contained on-site for disposal as mutually agreed upon without additional cost to Sage.*
- *Per the 7/10/24 site access meeting with City personnel, drilling mud will be disposed of on-site by pumping into wooded areas away from waterways. Drill spoils (sand and gravel) will be disposed of on-site in vegetated areas.*
- *Rights of entry and right of way permitting will be provided by the City at no cost to Sage.*
- *Site-specific seismic response analysis is excluded.*
- *Ground improvement design is excluded.*
- *Lateral spreading evaluations/design will be by the force-based method.*
- *The borehole locations will be identified using handheld GPS units*
- *Decommissioning of monitoring wells is excluded.*

- *Obtaining clearing and grading permits for the drill rig assess and associated excavator assistance is excluded.*

Task 3 Deliverables:

- *Electronic copy Geotechnical Work Plan Memorandum.*
- *Draft and Final Geotechnical Engineering Report.*
- *Final Geotechnical Data Report*

4. Task 4 – Structural Engineering (Sargent)

The consultant will provide structural engineering design support for the design of Segments A2, B, D, and the Palermo Park Spur (Project) which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park.

- 4.1. Project Administration and Management:** The consultant will provide project management services for their activities. The consultant will provide the administration services, including the project set-up, preparation of monthly invoices with progress reports, as well as the maintenance of the budget and schedule.
- 4.2. Public Outreach:** The consultant will provide assistance to the prime consultant and the City for the public outreach efforts. The effort is expected mainly to focus on the bridge structure.
- 4.3. Review Existing Data:** The consultant will review the existing data, reports, and CAD to understand the project. The consultant team will also visit the site to assess the conditions.
- 4.4. Conceptual Design Retaining Walls:** The Project includes five (5) walls as specified below. It is assumed at this time that the layout of the walls shown in the 2018 preliminary design report will remain unchanged, and as such, conceptual design of the retaining walls will not be necessary. No work by the structural engineer will be performed for this Task. .

Segment	Walls	Proximity	Length
Segment A2	Wall A1	STA 0+91 LT	135 ft
	Wall A2	STA 4+56 RT	254 ft
	Wall A3	STA 2+27 RT	290 ft
Segment B	Wall B1	STA 21+65 RT	180 ft
	Wall B2 - CIP for utility	STA 21+75 RT	10 ft
Palermo Spur	Wall P1	N/A	200 ft
Segment D	No Structure.	N/A	N/A

- 4.5. Conceptual Design Bridge:** The project includes two bridges in Segment D. The Deschutes River Bridge is a three-span bridge with a length of approximately 300 ft over the Deschutes River. The Deschutes River Slough Bridge is a 120-ft single-span bridge.

The consultant has assumed that the City has accepted the use of pre-engineered, steel pony truss bridge superstructures with a concrete walking surface. The consultant will work with bridge manufacturers as part of development of the conceptual design bridge.

The consultant will review the geotechnical investigations to select the type of foundation. A preliminary sizing of the foundations will be determined in collaboration with the

geotechnical and hydraulics engineers. The wingwalls and approach retaining walls, if needed, will be determined in collaboration with other disciplines.

A construction feasibility study is an inherent part of the conceptual design. The consultant will explore the construction methods of bridge structures to investigate the feasibility of the design as well as the impacts on right-of-way and permit requirements. The consultant will provide a preliminary bridge design for stakeholder discussions.

Consultant assumes that the type, size, and location of the Deschutes Slough Bridge will not change from that shown in the 2018 predesign study. Consultant also assumes that the type will not change, but size and location of the Deschutes River Bridge may need to change due to hydraulic and/or permitting requirements.

Bridges	Proximity	Length
Deschutes River Bridge	0+80 to 3+70	300 ft (three Span)
Deschutes Slough Bridge	9+93 to 10+13	120 ft (Single Span)

4.6. Final Design Retaining Walls: Under this Task, the consultant will progress the design of the retaining walls, as specified above, from the concept level to the contract documents. The wall design responsibilities will follow WSDOT Geotechnical Design Manual, Appendices 15-A and 15-Q for the Redi-Rock pre-approved proprietary walls requirements. The consultant will collaborate with the City and the geotechnical team to determine the settlement requirements.

The consultant will provide the geotechnical designer with details for the design of the wall for external stability (sliding, overturning, and bearing), compound stability, and overall (global) stability of the wall. The wall supplier shall be responsible for designing the wall for internal stability (structural failure of wall slope components, including the soil reinforcement, facing, and facing connectors to the reinforcement, and pullout), for all applicable limit states (as a minimum, serviceability, strength, and extreme event). The wall supplier shall also be responsible for designing the railing barrier connection and the distribution of the impact load into the soil reinforcement (if used). The consultant will be responsible for the design of the railing barrier and trail features connections.

The design will be in accordance with the latest WSDOT Bridge Design Manual, WSDOT Geotechnical Design Manual, and AASHTO LRFD Bridge Design Specifications.

- **60% Retaining Wall Submittal:** The 60% package is a constructability review package.

The consultant will progress the design to a constructability review stage. The consultant will prepare the element sizing and inform SCJ of revisions needed to the plans as needed per the geotechnical, permitting, and right-of-way reviews. The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. The project-specific Special Provisions will be developed at a later stage.

- **90% Retaining Wall Submittal:** The 90% package is a pre-contract review package.

The consultant will address the comments from the previous package.

The consultant will progress the design to an essentially final PS&E package based on the final geotechnical and hydraulics recommendations. The cost estimate and quantities will be updated per the structural quantities.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Retaining Wall Bid Documents Submittal:** The Bid Documents package will be the signed plan (by SCJ), specifications, and Estimate package for the contract advertisement. The consultant will address the comments from the previous package. The consultant will progress the design to the contract-ready level. The bid documents will be sealed by a licensed Professional Engineer (PE) in the State of Washington.

- 4.7. Final Design Bridge:** The consultant will progress the design of the bridge structure from the 2018 conceptual design to the Contract documents. The design of the pre-engineered bridge types that were selected in the conceptual design will be reviewed.

The bridge manufacturer is responsible for the design and detailing of the superstructure. The consultant will collaborate with the possible manufacturers to obtain the superstructure parameters for the substructure design. The consultant will collaborate with other disciplines in the trail features connected to the bridge. The consultant will coordinate with the bridge manufacturers for the details on the trail features connected to the bridge. The superstructure design requirements will be presented schematically in the plans and as a performance-based specification in the project specifications.

In collaboration with the hydraulics and geotechnical engineering teams, the consultant will design the substructure, wingwalls, and approach retaining walls (if needed). To the extent feasible, the substructure will be designed to allow multiple bidder options.

The design will be in accordance with the latest WSDOT Bridge Design Manual, WSDOT Geotechnical Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, and AASHTO LRFD Bridge Design Specifications. The design plans and number of sheets are estimated as shown below:

- **30% Bridge Submittal:** The 30% package is a geometric design review package for the 3-span bridge only.

The consultant will prepare the layout plan and elevation of the bridges. The bridge spans, widths, and profiles will be finalized. The catalogue cuts, manufacturer, and general details of the superstructures will be selected at this phase. The types and sizes of substructure elements, such as the foundations and wingwalls, as well as the approach retaining walls (if needed), will be progressed to the level required to complete the constructability review. The construction method, over-excavation, and approximate shoring limits will be prepared for the environmental documents.

The preliminary cost estimate per the manufacturer's quote, plan area of the bridge, and the facia area of the approach walls will be determined.

- **60% Bridge Submittal:** The 60% package is a constructability review package for both

bridges.

The consultant will prepare the required documents for the superstructure and review the manufacturer's details and designs. The trail features on the bridge will be identified, located, and coordinated with the manufacturer to detail the bridge.

The consultant will prepare the substructure and foundation sizing and revise the plans as needed per the geotechnical, permitting, and right-of-way reviews.

The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes and the bridge manufacturers' estimates.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. A draft Special Provision for the bridge superstructure will be prepared for the city's review. The remaining project-specific Special Provisions will be developed at a later stage.

- **90% Bridge Submittal:** The 90% package is a pre-contract review package.

The consultant will address the comments from the previous package and progress the design to an essentially final PS&E package based on the final geotechnical and hydraulics recommendations.

The cost estimate and quantities will be updated per the structural quantities and the manufacturer's quote of the superstructure.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Bridge Bid Documents Submittal:** The Bid Documents package will be the signed plan, specifications, and Estimate package for the contract advertisement. The consultant will address the comments from the previous package. The consultant will progress the design to the contract-ready level. The bid documents will be sealed by a licensed Structural Engineer (SE) in the State of Washington. The signed and sealed bridge superstructure design sheets will be the manufacturer's responsibility, and they will submit them during construction.

- 4.8. Final Design Trail Features:** The project includes structural site elements referred to as trail structures. The trail structures are typical park structures. The type, size, and location of the trail structures are provided by the urban planners.

The consultant will review the standard trail structure for safety. The consultant will also collaborate with the geotechnical engineers to investigate foundation feasibility and assist with determining spacing and height of support poles for netting and parameters of foundation design.

Segment	Trail structures	Proximity	Quantity
Segment A2	Street/ped Lighting for trail on side mount on wall Assume Tumwater standard foundation details for lighting at grade unless bearing pressures review structural review.	Near under pass of Capitol Blvd. and near crossing	4 EA
Segment B	Street/ped Lighting for trail on side mount on wall Assume Tumwater standard foundation details for lighting at grade unless bearing pressures review structural review.	Along Tumwater Valley Dr SE STA 16+00 – 23+00	2 EA
	Information kiosk	In front of Tumwater Valley Athletic Club STA 25+50	1 EA
	Trail Netting and foundations Assume pole spacing 40 LF and vinyl strung netting 15 min height. Assume foundation detail for each pole the same design unless bearing pressures change throughout alignment.	STA 25+00 -29+00	11 EA pole foundations
Palermo Spur	No structure.	N/A	N/A
Segment D	Information kiosk structure details and foundations	STA 15+50	1 EA
	Trail Fence Canopy	STA 0-1+00	100 ft
	Trail Netting and foundations Assume pole spacing 40 LF and vinyl strung netting 15 min height. Assume foundation detail for each pole the same design unless bearing pressures change throughout alignment.	STA 3+00-8+50	14 EA pole foundations

Under this task, the consultant will progress the design of the trail structures, as specified above, from the 2018 concept level to the contract documents. The trail structures will be manufactured-designed elements. The consultant will be responsible for designing the foundation and the foundation connections, as well as the loading on the supporting retaining walls or other structures. The trail features on the bridges will be addressed in

the previous section.

The design will be in accordance with the latest WSDOT Bridge Design Manual, AASHTO LRFD Bridge Design Specifications for guidelines on material design (i.e. reinforced concrete), and LRFD Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals. The design plans and number of sheets are estimated as shown below:

- **60% Trail Structure Submittal:** The 60% package is a constructability review package.

The consultant will prepare the foundation sizes and connection details for the trail structures. The cost estimate will be per the structural quantities. The quantities will be based on the structural elements' sizes.

The consultant will provide the list of required General Special Provisions and project-specific Special Provisions. The project-specific Special Provisions will be developed at a later stage.

- **90% Trail Structure Submittal:** The 90% package is a pre-contract review package.

The consultant will address the comments from the previous package. The consultant will progress the design to an essentially final PS&E package based on the final geotechnical recommendations.

The cost estimate and quantities will be updated per the structural quantities.

The complete project General Special Provisions and the project-specific Special Provisions will be prepared.

- **Trail Structure Bid Documents Submittal:** The Bid Documents package will include the signed plan, specifications, and Estimate for the contract advertisement. The consultant will address the comments from the previous package and progress the design to the contract-ready level. The bid documents will be sealed by a licensed Civil Engineer (PE) in the State of Washington.

4.9. Bid Assistance: The consultant will assist the City during the bid period to answer any questions that arise concerning the above structural PS&E documents and will assist the City in preparing any addenda required to the extent of the budget provided in this contract. The consultant will provide this task on an as-needed basis. The consultant shall obtain authorization from the City prior to providing these services.

Task 4 Assumptions:

- *Task 4.1 Project Administration and Management:*
- *One kick-off meeting will be attended by two consultant staff.*
- *One consultant staff member will attend three (3) 30-minute online meetings.*
- *Task 4.2 Public Outreach:*
- *One consultant staff member will attend a 60-minute Public Outreach online meeting.*
- *Public outreach Meeting and material preparation are assumed to be four (4) hours.*
- *Task 4.3 Review Existing Data:*
- *Two consultant staff will attend the site visit.*
- *Task 4.4 Conceptual Design Retaining Walls:*
- *The walls will be City of Tumwater Standard (Redi-Rock retaining wall system). The*

consultant will confirm that the standard walls are suitable for the site constraints.

- *Task 4.5 Conceptual Design Bridge:*
- *The bridge superstructure will be a pre-engineered bridge.*
- *The City has selected to use a pre-manufactured pony truss with concrete walking surface for the superstructure. The substructure on all concepts is assumed to be deep pile foundations.*
- *The preliminary substructure design intends to confirm that the bridge construction is feasible and the parameters of bridge type best fit for the site conditions.*

- *Task 4.6 Final Design Retaining Walls:*
- *Where supporting the trail, the walls will be designed for the surcharge of a single H10 Truck live load for the maintenance vehicle.*
- *The consultant will review and use the existing 2018 wall details, such as the wall railing, utility knockouts, pole connections, provide supporting design calculations, and adjust as needed. Only minor detail revisions are expected.*

- *Task 4.7 Final Design Bridge:*
- *An 18"-diameter reclaimed water line will be hung from the bridges.*
- *The bridges will be for pedestrian use. The live loads will include a vehicular live load as required by the AASHTO Guide Specifications for the Design of Pedestrian Bridges.*
- *No detailing will be completed until the final trail alignment and bridge type is approved.*

- *Task 4.8 Final Design Trail Features:*
- *The trail structure layouts and locations will be provided by others.*
- *The trail structures are designed by the supplier. The consultant will review the design and details to confirm they are consistent with the project requirements.*
- *No detailing will be completed until city approves trail alignment and features.*
- *The consultant will review and use the existing 2018 canopy fencing and kiosk details, provide supporting design calculations, and adjust as needed. Minor detail revisions are expected.*
- *The consultant will provide design and detailing for the foundations of the trail features.*
- *The soil properties will be sufficiently uniform so that one foundation design will be performed for the segments.*

- *Task 4.9 Bid Assistance:*
- *We estimated up to 12 hours of senior structural engineering time on an as-needed basis.*
- *We estimate up to 8 hours of drafter time on an as-needed basis for any design changes during the bid.*

Task 4 Deliverables:

- *Conceptual Design Retaining Walls – Segments A1, B, and D*
 - *Review Trail plans and email communications.*

- *Conceptual Design Bridge – Segments A1, B, and D*
 - *Bridge plan, elevation, and bridge cross-section with enough detail for discussion with City.*
 - *Bridge Catalogue cut.*

- *30% Design Submittal – Segments A2, B, and D*
 - *30% Retaining wall Plans*
 - *30% Bridge Plans*
 - *30% Trail feature review and email communications.*
 - *30% Opinion of Cost*

- **60% Design Submittal – Segments A2, B, and D**
 - ❑ 60% Retaining Wall Plans
 - ❑ 60% Bridge Plans
 - ❑ 60% Trail Structures Plans
 - ❑ 60% Opinion of Cost
 - ❑ Draft Pre-engineered Bridge Superstructure Special Provisions.
 - ❑ List of any General Special Provisions and any Special provisions.
- **90% Design Submittal – Segments A2, B, and D**
 - ❑ 90% Retaining Wall Plans
 - ❑ 90% Bridge Plans
 - ❑ 90% Trail Structures Plans
 - ❑ 90% Opinion of Cost
 - ❑ Project Specifications
- **Signed and Sealed Design Submittal – Segments A2, B, and D**
 - ❑ Signed and Sealed Retaining Wall Plans
 - ❑ Signed and Sealed Bridge Plans
 - ❑ Signed and Sealed Trail Structures Plans
 - ❑ Cost Estimates
 - ❑ Project Specifications
- **Bid Assistance**
 - ❑ Bid questions answer via email or phone.

5. Task 5 – Hydraulics and Hydrology Services (NHC)

The consultant will provide hydrologic and hydraulic analysis support for the design of Segments A2, B, D, and the Palermo Park Spur (Project) which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park.

The proposed project will include hydrologic and hydraulic modeling and consideration of the design concept at the 30/60/90 percent design levels. The hydraulic analysis will evaluate impacts to the floodplain and floodway and assess any impacts the project may have on critical areas and will be used in support of the design revision and permitting process. In addition, a scour analysis will be used to assess the proposed bridge design and any countermeasures needed. A site investigation is needed to assess potential channel impacts at the bridge crossing and to collect data to be used in the scour analysis.

5.1. Project Management: Manage budget and schedule, provide internal quality assurance / quality control review of their deliverables prior to submission to the Prime Consultant, and provide monthly progress reports. This task also includes internal coordination between the Project Team.

5.2. Preliminary Site Investigation: A site investigation is needed to assess potential channel impacts at the bridge crossing and to collect data (Bathymetry to be collected as part of Task 2) to be used in the scour analysis.

- Conduct a site investigation to record observations, gather field measurements, and take digital photographs. Assume 2 staff for 1 day.
- Record observations of the following:

- General characteristics of the channel and adjacent floodplain in the study reach that includes the bridge crossing
- Field indicators of lateral and vertical stability of the channel
- Lateral and vertical controls
- Channel and floodplain roughness
- Large woody material
- Bed material characteristics
- If access allows during site visit, conduct up to three (3) Wolman pebble counts and / or visual characterization of bed material to be used for determining the existing sediment gradation. This information will be used in the scour calculations.
- Review available historic aerial photos to evaluate instances of past channel migration.
- Evaluate the vertical and lateral stability of the channel.

5.3. Hydrologic Analysis: Design flows have been previously developed for the FEMA Flood Insurance Study for the Deschutes River. The peak discharges developed for that study, including the 10, 25, 50, and 100-year floods will be utilized for the hydraulic analysis. Hours for this task include the effort to obtain the peak discharges, input them into the model, and subsequent model validation.

5.4. Hydraulic Analysis: The hydraulic analysis will be used to assess any impacts the project may have on critical areas, the floodplain, floodway, and will be used in support of the permitting process. Documentation of any floodplain impacts are required for this project. The project must also show that any encroachment into the regulatory floodway will not cause any rise in water surface elevations (zero-rise floodway analysis).

- The FEMA effective one-dimensional HEC-RAS model, developed for the 2014 Flood Insurance Study (FIS), will be used to perform a hydraulic analysis of the Deschutes River in support of the proposed trail design and river crossing.
- The proposed design will be assessed at the 30/60/90 percent submittals. Changes to the design will be incorporated into the HEC-RAS model to ensure that the design continues to meet the FEMA no-rise criteria.
- 100-year water surface elevations will compare effective, existing, and proposed conditions using the FIS and the differences summarized in the Hydraulic Technical Memo.
- A zero-rise floodway analysis will be conducted.
- Coordination with the proposed channel protection project that is occurring upstream of this trail project to ensure the channel protection project has the changes to their downstream condition.

5.5. Scour Analysis: A scour analysis will be used to assess scour impacts the proposed bridge design and to determine any scour countermeasures needed.

- Conduct a scour analysis at the river crossing following the guidelines as outlined in

HEC-18, Evaluating Scour at Bridges (Fifth Edition) to support the design of scour countermeasures and bridge foundations.

- Calculate total scour at the bridge as appropriate.
- Coordinate with the structural and geotechnical engineers on the design of the scour countermeasures.
- The scour analysis of proposed design will be assessed twice, once at approximately the 30 percent design level and again at approximately the 90 percent design level.
- Evaluate lateral migration and long-term degradation risks.

Hydraulic Technical Memo: At the 60 percent level, prepare a Draft Hydraulic Technical Memo that documents the hydrologic and hydraulic analysis, including scour analysis, and countermeasure recommendations, FEMA rise criteria, and submit for review. Prepare a response to review comments and incorporate changes into a Final Hydraulic Technical Memo.

5.6. Permit Support: This task encompasses as-needed permitting support that may be needed by the design team. Examples of permit support may include answering questions by the permitting team, preparation of figures in support of permitting documents, and filling out SEPA documentation.

Task 5 Assumptions:

- *Task 5.2:*
- *Site visit not to exceed six (6) hours and will be attended by up to two (2) consultant staff.*
- *Geotechnical borings will be performed by the Geotechnical Engineer and the results provided to the design team. Boring results will be used to inform the scour analysis.*
- *City will provide all necessary Rights of Entry.*
- *The City will be notified prior to the site visit.*
- *Task 5.3:*
- *No additional hydrologic inputs or analysis will be performed.*
- *If the bridge design requires in water work additional gage analysis will be required to estimate construction season flows.*
- *Task 5.4:*
- *At the 30 percent design level, the existing one-dimensional HEC-RAS model developed for the Deschutes River FIS will be obtained from FEMA and used for the analysis of the existing condition. If the model developed for the FIS has been updated with more recent geometry, the City will obtain and provide the most recent model. This model will be considered the Base Model.*
- *For the analysis of proposed design, a duplicate effective one-dimensional HEC-RAS model will be developed from the Base Model.*
- *The Base Model obtained at 30 percent will be carried through the project duration.*
- *The hydrologic data developed as part of the Hydrologic Analysis task will be used for the hydraulic analysis of the proposed design.*
- *The upstream channel protection project is upstream of this project and will not affect water surface elevations at our project site. The trail project could affect water surface elevations at the channel protection site and some coordination with them is needed.*
- *The proposed design will not result in an increase in Base Flood Elevation or a rise in the Regulatory Floodway. Therefore, this SOW does not include time and materials for a*

Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR).

- *Task 5.5:*
- *Contraction scour and abutment scour will be calculated using the FHWA Hydraulic Toolbox application and HEC-RAS outputs.*
- *Task 5.6 & 5.7*
- *Permit Applications will be prepared and coordinated by the consultant.*

Task 5 Deliverables:

- *Task 5.1:*
- *Monthly invoices and progress reports.*
- *Task 5.2:*
- *Summary memo documenting the site investigation findings (Final).*
- *Task 5.3 & 5.4:*
- *Results will be part of the Hydraulic Technical Memo.*
- *Task 5.5:*
- *Results will be part of the Hydraulic Technical Memo.*

6. Task 6 – Arborist Services

The arborist will provide arborist analysis and observation support for the design of Segments A2, B, D, and the Palermo Park Spur (Project) which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park.

6.1. Background Document Review and Conceptual Site Walk: The consultant will examine the background documents, focusing on previous designs, historical aerials, as well as park, trail, and master plans for Tumwater and Thurston County. This review period will also include an examination of the municipal code.

6.2. Tree Health Assessment: Tree Assessment shall be provided by the consultant for the project. The tree assessment will determine existing trees' health and long-term viability along the edge of the trail. The assessment will examine existing trees' age, trunk diameter, structural integrity, biological impacts, expected canopy size, and tolerance to construction impacts. The Arborist shall note how canopy size and trunk placement can adversely impact the visibility for vehicles, pedestrians, and bicyclists.

6.3. Design Review: As the design advances through the preliminary, 30%, 60%, and 90% submittal phases, the consultant will review potential tree conflicts and propose solutions to maximize preservation. This process includes site visits with the Consultant and Client to evaluate and refine solutions in the field.

During the design review, the consultant will define tree protection zones to be incorporated into the construction plan set. In addition, the consultant will identify specific interaction zones where innovative strategies are applied to support preservation goals. Tree protection specifications and associated strategies will be added into the existing preliminary arborist report.

6.4. Public Involvement: The consultant will be part of the public process, as requested by the Consultant and Client, to address public concerns about trees and the landscape.

The consultant will create graphics to assist in understanding the interaction between the trees and the proposed design.

6.5. Final Design Communication: The consultant's final arborist design report will consider the proposed improvements and if the removal and replacement of existing trees will better serve not only the improvements but also the long-term health of the urban forest.

6.6. Bid Period Services: The consultant will be available to answer any pre-bid questions.

Task 6 Assumptions:

- *The current Tumwater Municipal Code will be applied to the project.*
- *Two site visits as part of the tree health assessments.*
- *One visit with the Consultant and Client during the design review.*
- *Graphics for one four-hour public meetings, including preparation strategy meetings.*
- *Both preliminary and final arborist reports will go through three revisions.*
- *The consultant will attend one pre-bid walk-through, if required.*
- *The consultant has not scoped time for grant application assistance.*
- *The consultant will provide the arborist with the survey in a format compatible with AutoCAD Lt for the initial tree assessment.*
- *The consultant will update the arborist bi-monthly on the project's progress, schedule, and expectations.*
- *City will provide any available prior arborist reports performed along the stretch of the Deschutes Valley Trail.*

Task 6 Deliverables:

- *Task 6.2:*
- *CAD files indicating critical root zones*
- *Spreadsheet detailing specific trees of concern*
- *Task 6.3:*
- *Construction details for tree interactions*
- *Tree protection specifications addressing final design*
- *Tree assessment arborist report (preliminary report)*
- *Task 6.4:*
- *Graphics for public involvement, discussing trees in project boundaries*
- *Task 6.5:*
- *Arborist information shall be used on the plan as required for all phases of design and shall be noted on the design plans*

7. Task 7 – Cultural Resources Services (SWCA)

The consultant will provide cultural resources support for the design of Segments A2, B, D, and the Palermo Park Spur (Project) which will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park.

The purpose of this task is to conduct cultural resources analyses needed to comply with Section 106 of the National Historic Preservation Act. The analyses will supplement and extend previous analyses completed by SWCA/NWAA (Shantry and Piper 2012) and SWCA (Hannum and Shantry 2017).

- 7.1. Section 106 Regulatory Assistance:** The requirement for a permit from the US Army Corps of Engineers subjects the project to compliance with Section 106 of the National Historic Preservation Act. Under Section 106, USACE must consider the effects of the project on historic properties. The USACE follows the Appendix C process, meaning that it does not initiate Section 106 consultation prior to cultural resources studies. The Consultant will prepare project introduction correspondence for the City to submit to SHPO and Affected Tribes (Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation) to advise them of the project and future Section 106 consultation under USACE. The correspondence will provide a project description, map of the proposed Area of Potential Effects (APE) for the project, and proposed methods for evaluating potential effects.
- 7.2. Background Research:** The consultant will conduct background research of the Segment A2, B, D, and Palermo Spur trail segments, with a main goal to identify the probability for buried archaeological sites to be present within the project area. Research will include a records check at the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database to identify any archaeological sites or historic structures within the project area. Other sources may include available nearby geotechnical data, the University of Washington Libraries, and SWCA's internal library. SWCA previously conducted background research for other segments of the trail, which will form the basis for this work.
- 7.3. Archaeological Survey:** The consultant will conduct archaeological surveys along Segments A2, B, D, and Palermo Spur. Prior to the survey, SWCA will request the completion of a One-Call utility locate in accordance with Washington State law. Archaeological survey shall consist of pedestrian reconnaissance ("surface survey") and excavation of up to 12 shovel probes at previously unprobed locations deemed to be "high probability" for buried archaeological resources by the consultant, based on its observations during the pedestrian reconnaissance. During pedestrian reconnaissance, SWCA will assess the presence/absence of culturally modified trees (CMTs). Probes will be excavated using a round nosed shovel with spoils screened on to a tarp. Probes will measure 30-40 cm in diameter and extend to 1) 1.0 meter; 2) intact glacial deposits, or 3) until impassable conditions are encountered (whichever comes first). Artifacts (if encountered) will be documented in the field; surface artifacts will be left in place, excavated artifacts will be reburied in the shovel probe from which they originated. Probes will be backfilled upon completion. Up to two archaeological sites will be recorded on a DAHP Archaeological Site Form.
- 7.4. Historic Property Inventory:** Tumwater Falls Park is older than 50 years and, therefore, meets the minimum age threshold for listing on the National Register of Historic Places and needs to be studied as part of this undertaking for compliance with Section 106 of the NHPA.

Architectural History Background Research

The Consultant Architectural Historians will conduct a mixture of in-person and digital research on the history of the region and the individual properties located in the APE, specifically those properties located within Tumwater Falls Park. The background research will include a search of online newspaper articles, archival documents, historical maps, photographs, building permits, and other relevant information available from local libraries, historical societies, and a variety of online repositories and databases.

Architectural Survey & Documentation

The consultant will conduct an architectural history/built environment survey of the

APE, focused on the historic-age properties present. SWCA staff will conduct a Historic Property Inventory (HPI) of the Tumwater Falls Park, document it on a SHPO HPI form, and provide a recommendation regarding its eligibility for listing in the National Register of Historic Places (NRHP), as well as an analysis of potential effects of the project to the park, including any impacts to its historic integrity. The documentation will be conducted and reviewed by our team of architectural historians who meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History. All documentation will be prepared in accordance with guidance published by DAHP and the National Park Service.

7.5. Cultural Resources Assessment Technical Report: The consultant will prepare a Cultural Resources Report that will meet the reporting standard requirements of DAHP and the Secretary of the Interior and assist in meeting the requirements of the Section 106 review. The report will supplement and extend background research previously prepared by SWCA. In preparing the report, the consultant will review and incorporate, as needed, project designs, maps, descriptions, and existing and new geotechnical borings. The report will provide results of the archaeological survey and HPI, recommendations regarding the NRHP eligibility of cultural resources, and recommendations for any follow-on work. If approved by the city and the USACE, SWCA will submit the final Cultural Resources Report to WISSARD for DAHP review.

7.6. Archaeological Resources Inadvertent Discovery Plan: The consultant will prepare an Archaeological Resources Inadvertent Discovery Plan (IDP) for use during project construction. The IDP will contain any special provisions required by USACE.

Task 7 Assumptions:

- *Up to 12 shovel probes will be excavated. No subsurface site boundary delineation will be necessary.*
- *USACE will consult with SHPO, Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation.*
- *City will obtain/furnish rights-of-access.*
- *City will notify Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation of the survey and invite representatives to observe the work.*
- *Up to 2 archaeological sites will be encountered and recorded. CMTs may be recorded as an archaeological site.*
- *Golf Course will have been recorded and evaluated for NRHP under cultural resources assessment for Segment C.*
- *Up to one cultural resources technical report will be developed under this scope of work including both archaeological investigation results and architectural history assessment results.*
- *Up to one inadvertent discovery plan will be developed under this scope of work.*
- *Up to 1 HPI form will be prepared for Tumwater Falls Park.*
- *The HPI will be conducted at the Reconnaissance Level, as outlined by DAHP.*
- *The consultant will review existing and new geotechnical data for the project, but will not conduct archaeological monitoring during new geotechnical investigations.*
- *City will be allowed one round of review on all draft deliverables.*
- *Document revisions will require up to 4 hours of SWCA labor to address.*
- *No mitigation tasks are included in this scope.*
- *SWCA's ability to conduct fieldwork will be unimpeded by access restrictions (e.g., fences, locked gates, etc.), road construction, wildfires and air quality, landowner restrictions, COVID-related restrictions, or any other factor(s) outside of SWCA's control.*
- *No artifacts will be collected or curated. If necessary SWCA will collect and prepare artifacts for curation under a new scope of work and for an additional fee.*

Task 7 Deliverables:

- *Draft and final SHPO/Tribal letter and map.*
- *Draft and final archaeological site forms.*
- *Draft and final Historic Property Inventory form.*
- *Draft and final Cultural Resources Assessment Technical Report.*
- *Draft and final Archaeological Resources Inadvertent Discovery Plan.*

8. Task 8 – Environmental Fieldwork and Mitigation (DEA)

Predesign Analysis: The purpose of tasks 8.1 through 8.2 is to collect information on existing environmental conditions within the project alignment, in order to inform the conceptual design and to assist in comparing design alternatives.

8.1. Data Collection and Preliminary Site Investigation: This task includes reviewing background information and conducting limited site investigations to document onsite critical areas, as well as using available mapping and data to identify all other critical areas that may be present onsite along Segments A2, B, D and Palermo spur. Prior to the site visit, the Consultant will review publicly available GIS data and reports, reports and data provided to the Consultant by the City as well as other pertinent background information (e.g., historic aerial photos, etc.) to identify the presence of potential critical areas prior to conducting the field effort. Existing data that will be reviewed include the City of Tumwater and Thurston County critical area mappers, aerial photographs, NRCS hydric soils mapping, Pocket Gopher Soil Suitability Maps, National Wetland Inventory (NWI) maps, SWIFD fish distribution data, WDFW PHS data for species and habitat type, and the DNR Washington Natural Heritage Program (WNHP) plant data for sensitive plant species, among others.

Subsequent to data review, the Consultant will perform field investigations along Segments A2, B, D and Palermo Spur. consisting of:

- ☐ Wetland and stream delineations along both sides of the proposed alignment. Study area will be smaller in some areas where location of the trail is more certain (e.g., adjacent to Tumwater Valley Drive), and larger in areas where alignment shifts are more likely (e.g., river crossing).

The Consultant will delineate wetland boundary in accordance with methods defined in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (US Army Corps of Engineers [Corps] 2010) and the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987). Wetland boundaries will be flagged and flag location will be recorded using a hand-held GPS unit.

In addition to delineating the boundaries of any observed wetlands, the consultant will complete a wetland rating form as described in Washington State Wetland Rating System for Western Washington: 2014 Update Version 2.0 (Ecology Publication No. 23- 06-009). The consultant will use the results of the wetland rating to identify applicable wetland buffer extents per the City of Tumwater buffer standards in TMC 16.28.170.

The Consultant will delineate the ordinary high water mark (OHWM) of any streams observed on or near the site according to the methods in Ecology's Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. These flags will also be recorded using a hand-held GPS unit, and photographs will be collected to characterize typical conditions.

Following the delineation, the Consultant will determine stream type using the definitions in WAC 222.16 and TMC 16.32.050. Applicable riparian buffer extents will be identified per the City of Tumwater buffer standards in TMC 16.32.065.

The boundaries of all delineated wetlands and stream/OHWMs will be surveyed in the field by a PLS (see Task 2).

For those wetlands and streams where a reconnaissance level investigation is deemed appropriate (such as on adjacent properties), the Consultant will estimate the boundaries of such features using information from previously prepared maps, supplemented by field observations and data collected with a hand-held GPS unit. Appropriate wetland ratings and stream types will also be estimated, to assess appropriate regulatory buffers. This information will be incorporated into the project basemap.

8.2. Mazama Pocket Gopher (MPG) Screening Survey (Important to start ASAP):

Suitable soil conditions for the Olympia and Yelm Pocket Gophers, both listed under the Endangered Species Act as Threatened, are present on portions of the project site. The consultant will conduct two site surveys according to the methodology and timing requirements in the USFWS Mazama Pocket Gopher (MPG) Screening Protocol Checklist (2018). According to the checklist, sites containing less-preferred soils and are more than 600 feet from a known MPG occurrence will be visited two (2) times, at least 30 days apart. The appropriate window for site visits is between June 1 and October 31. The consultant will include the results of the surveys in the Biological Assessment, if timing allows the inclusion. The BA will also include language that commits the City will not construct in MPG habitat, unless pocket gopher survey occurs in the season prior to construction and this survey yields negative results. In addition, the Consultant will coordinate with USFWS pocket gopher staff to determine previous survey efforts in the project vicinity, document the nearest known MPG occurrence, and establish if any previous survey data exists that pertains to the project area. This scope of work includes a potential third (3rd) site visit in the event that it is requested/required by USFWS.

Final Design: For the following Task 8 elements, the Consultant will prepare documentation for local, state, and federal environmental permits and approvals, and develop appropriate compensatory mitigation for critical areas impacts. With the exception of the specific permit applications and documents discussed below, no other documentation is included in this scope. It is assumed that the project will have direct impacts to wetlands and/or streams, therefore a U.S. Army Corps of Engineers Clean Water Act 401/404 permit and a Washington Department of Fish and Wildlife Hydraulic Project Approval will be required. The presence of a federal nexus, through CWA Corps permits, will require adherence with Section 7 of the Endangered Species Act (ESA) and Section 106 of the National Historic Preservation Act (NHPA).

8.3. Meetings and Coordination: This task is for regular communication and coordination with the project engineers, technical staff, City staff, and for agency coordination. This includes one onsite meeting with WDFW to determine stream impacts and fish distribution, and up to one meeting with the Army Corps of Engineers (Corps), prior to JARPA submittal, and one meeting with other regulatory authorities. Environmental permitting support is expected to last approximately 12 months but may extend to 24 months.

8.4. Critical Area, Habitat Management Report and Mitigation Plan: Based on the background review of publicly available information regarding critical areas and field work to define and classify wetlands and streams, combined the consultant will prepare a Critical Areas Report (CAR) that addresses wetlands and Fish and Wildlife Habitat Areas along project segments A2, B, D, and Palermo Spur, in accordance with the requirements

in TMC 16.28.140 and 16.32.090.

It is anticipated that the project will impact wetlands, Fish and Wildlife Conservation Areas (FWCAs) buffers, and regulatory buffers for these features. The project will also require analysis of Geologically Hazardous Areas (TMC 16.20), which will be contained in the geotechnical report (see geotechnical services). For other regulated critical areas, it is assumed that the project will not negatively impact critical aquifer recharge areas.

The Critical Areas Report and Mitigation Plan will include the following elements:

- Executive Summary
- Introduction (purpose of the report)
- Project narrative (location, purpose and description, project schedule, responsible parties)
- Impact assessment (landscape setting, existing conditions of wetlands, streams, and buffers to be impacted, impact calculation summary tables, narrative of permanent and temporary impacts to wetlands, streams and buffers, discussion of affected functions).
- Mitigation strategy (avoidance and minimization of wetland impacts, proposed compensatory mitigation concept);
- Description of compensatory mitigation site (existing wetland acreage, vegetation, wildlife habitat, landscape position and watershed relationship, existing hydrologic regimes, topography, soils and substrate, buffer condition and function)
- Ecological processes, current and proposed
- Construction Schedule and timing restrictions
- Proposed design elements (grading, proposed mitigation activities and wetland acreage, hydrologic regimes, proposed soil conditions, planting zones, and species lists)
- Mitigation goals, objectives, and performance standards;
- Proposed site maintenance and monitoring plan (time period to be determined)
- Contingency Plan
- References;
- Appendices (site selection forms, credit-debit forms)

The report will include a detailed mitigation plan, that will be developed in parallel to the CAR as outlined in Task 8.5 and 8.6, below

8.5. Mitigation Feasibility Assessment: The Consultant shall provide assistance to the City in evaluating the feasibility of sites for natural resources mitigation for project segments A2, B, D, and Palermo Spur, consistent with both Tumwater Critical Areas code and Corps requirements. This mitigation feasibility evaluation will consist of a review of three alternatives: mitigation bank/in-lieu fee credits; on-site mitigation; and an evaluation of up to two city-owned off-site properties in the vicinity.

A site reconnaissance and functional assessment will be conducted for the onsite and City-owned properties to evaluate each site's suitability as mitigation for the project's mitigation needs. The analysis will be based on the criteria outlined in Selecting Wetland Mitigation Sites Using a Watershed Approach (Ecology 2009), and will include the following steps:

- Watershed based identification of suitable sites – solicit input from agency staff on potential mitigation sites in the watershed.

- Field reconnaissance for two (2) site visits to assess existing conditions and current functions at potential mitigation sites.
- Prepare preliminary concept sketches to assess potential functional lift/wetland credits available at the sites.

The results of the site analyses will be documented in a Mitigation Feasibility Memorandum. Following review and concurrence from the Lead Agency and key stakeholders, a single site will move forward for incorporation in the Critical Areas Report and Habitat Mitigation Plan.

A formal wetland and FWHCA delineation will be conducted at the selected mitigation site, including final rating and functional assessment.

8.6. Mitigation Design: The proposed mitigation design will be incorporated into the design plans, and will include the following elements:

- Cover Page with location map and Index (2 sheets)
- Grading plans and profiles (2 sheets)
- Site details (1 sheet)
- Landscape Plans showing proposed mitigation types, planting zones, habitat features, and plant species lists (2 sheets)
- Irrigation Plans (1 sheet)
- TESC Plans and Details (2 sheets)
- Draft Specifications (2 sheets)
- Draft Monitoring Plan – narrative (2 sheets)

Task 8 Assumptions:

- *The Consultant assumes that project activities comply with the requirements and conditions of Nationwide Permit (NWP) 14, Linear Transportation Project, including direct wetland impacts of less than 0.5 acre.*
- *The project will not trigger a Section 404 Individual Permit. If an individual permit and 404(b)(1) alternatives analysis are required, an amendment to this SOW will be necessary.*
- *The Consultant will prepare JARPA plan sheets to Corp specifications to accompany the JARPA application. It is anticipated that up to 12 sheets will be required to illustrate existing conditions, project impacts, and proposed mitigation actions. These sheets will be based on existing plan sheets being developed by the design team.*
- *On the JARPA, the Consultant will be the owner and owner's representative authorized agent and the City will serve as the project owner and signature authority*

Task 8 Deliverables:

- *The Consultant will attend up to three meetings with regulatory agencies.*
- *Draft Critical Areas Report, Habitat Management Report, and Mitigation Plan*
- *Draft Critical Areas Report, Habitat Management Report, and Mitigation Plan*
- *Draft Mitigation Feasibility Memorandum*
- *Draft Wetland and FWHCA Delineation, Selected Mitigation Site*
- *Draft Mitigation Design Sheets (14 plan sheets)*
- *Final Mitigation Design Sheets (14 plan sheets)*

9. Task 9 – Environmental Compliance and Permitting

Predesign Analysis: The purpose of task 9.1 is to collect information on existing environmental and cultural resource conditions within the project alignment, in order to inform the conceptual

design and to assist in comparing design alternatives.

- 9.1. Environmental Permitting Evaluation / Alternative Comparison:** The Consultant will evaluate the preliminary design options with a review of field data to inform the development of a permit matrix for Segments A2, B, D, and Palermo Spur describing all relevant local, state, and federal environmental permits and approvals anticipated on the project. The matrix will describe regulated activities/permit triggers, submittal requirements, and estimated permit review timelines. In addition, the matrix will specifically call out elements that have a substantial risk to negatively affecting future project phases, including scope, schedule, and budget, and will make recommendations on strategies to manage said risk. The matrix will compare up to three design alternatives/options to compare potential permitting implications.
- 9.2. Communication & Coordination:** This task is also for regular communication and coordination with the project engineers, technical staff, City staff, and for agency coordination. This includes one onsite meeting with WDFW to determine stream impacts and fish distribution, and up to one meeting with the Army Corps of Engineers (Corps), prior to JARPA submittal, and one meeting with other regulatory authorities. Environmental permitting support is expected to last approximately 12 months but may extend to 24 months.
- 9.3. JARPA Preparation:** The Consultant will prepare a Joint Aquatic Resources Permit Application (JARPA) to support the City in obtaining federal permits from the Corps under the Clean Water Act sections 401 and 404 for impacts along Segments A2, B, and D. These permits will be needed for anticipated direct impact to Waters of the U.S. (wetland and streams). Based on the preliminary project information, it is assumed that the project will qualify for a Nationwide Permit (NWP)14 for Linear Transportation Projects (under 0.5-acres of permanent fill). This scope assumes the project will require a Section 401 permit from the Washington State Department of Ecology (Ecology), which will be submitted concurrently with the Corps 404 permit. The permit package will also include documentation to obtain a coastal zone management (CZM) Federal Consistency Decision from Ecology. The Consultant will prepare a set of permit drawings in the format required by the Corps to accompany the JARPA. The JARPA application will include the Critical Areas Study and Mitigation Plan (see Task 8.4).
- 9.4. SEPA:** The Consultant will prepare documentation in compliance with the State Environmental Policy Act (SEPA) for project segments A2, B, D, and Palermo Spur. It is assumed that a SEPA Checklist is the appropriate level of documentation and the City will issue a Determination of Non-significance (DNS). We will use existing information to complete the Checklist. At this time, it is reasonable to assume that no additional studies would be necessary to complete the Checklist, other than those outlined in this scope. The SEPA Checklist will be based on 30 percent design level project plans. The Consultant will prepare a Draft SEPA Checklist for project team review that addresses all elements of the environment per RCW Chapter 43.21C, WAC Chapter 197-11, and Tumwater Municipal Code (TMC 16.04). This task includes one virtual meeting with the project team and the City to discuss the Checklist findings and answer questions. A revised Draft SEPA Checklist and Determination of Non-Significance (DNS) will then be prepared for review by the project team. If no edits are required, the Checklist and DNS will be routed for signature by the SEPA Official.

The Consultant will then prepare the Final SEPA Checklist and DNS for publication and distribution. The Consultant will post the document on the Department of Ecology's SEPA Register to start the 14-day public review period. It is assumed the City will be responsible for posting the DNS onsite, mailing and other distribution of the SEPA documents, and

posting to the City's website.

This scope of work does not include response to comments received during the public comment period, or amendment of the SEPA Checklist based on comments received. This scope does not include support during an appeal of the SEPA Checklist. If these services are required, an amendment to the scope and budget would be required.

9.5. WDFW HPA: The Consultant will work with City staff to comply with state Hydraulic Code permitting requirements and will prepare an application for a Hydraulic Project Approval (HPA) for Washington Department of Fish and Wildlife (WDFW) that will permit any in-water and overwater work associated with stream crossings along project segments A2, B, D, and Palermo Spur. The application will be based on the 90% plan set, the technical reports described herein, and permit materials prepared for other approvals. The HPA will be submitted electronically, through the Washington State Aquatic Protection Permitting System (APPS).

9.6. Shoreline Substantial Development Permit: Based on City Code, it is anticipated that development will occur within the shoreline zone of the Deschutes River and will require a Shoreline Substantial Development Permit (SDP) under the Shoreline Master Program (SMP). The project will result in water-enjoyment use for recreation in a shoreline designation of "Urban Conservancy", per the Shoreline Master Program. The Consultant will utilize the JARPA narrative and supporting materials for a Shoreline Substantial Development application, supplemented with a Shoreline Master Program Evaluation Report and a site plan adhering to City standards to complete the required materials for the permit submittal. Attendance of Consultant staff at the required shoreline permit public hearing is included in Task 8.3 – Final Site Investigation and Meetings.

Task 9 Assumptions:

- *The Consultant will prepare only the environmental permits and approvals specifically referenced in Task 9.*
- *All City comment/edits made to the permit applications or documents will be provided in track changes mode and comments from multiple reviewers will be consolidated, with any discrepancies resolved, by the City.*
- *For purposes of this scope of services, the Consultant has assumed that the City will be the SEPA lead agency and that they will issue a SEPA determination consistent with their SEPA rules.*
- *The appropriate level of SEPA documentation is a Checklist and DNS/MDNS. If it is determined that the project will likely have significant impacts and an Environmental Impact Statement is required, this SOW would be amended.*
- *The City will be responsible for finalizing the checklist and responding to public and agency comments and will be responsible for any publication or permit fees.*
- *The Consultant assumes that any technical documents necessary for SEPA review outside the scope of this scope will be provided by the City.*
- *The Consultant assumes that project activities comply with the requirements and conditions of Nationwide Permit (NWP) 14, Linear Transportation Project, including direct wetland impacts of less than 0.5 acre.*
- *The project will not trigger a Section 404 Individual Permit. If an individual permit and 404(b)(1) alternatives analysis are required, an amendment to this SOW will be necessary.*
- *The Consultant will prepare JARPA plan sheets to Corp specifications to accompany the JARPA application. It is anticipated that up to 12 sheets will be required to illustrate existing conditions, project impacts, and proposed mitigation actions.*
- *On the JARPA, the Consultant will be the owner and owner's representative authorized agent and the City will serve as the project owner and signature authority.*

Task 9 Deliverables:

- *The Consultant will attend up to three meetings with regulatory agencies.*
- *Delineation of additional critical areas that underwent a simple reconnaissance in Phase 1, including wetland delineation forms and wetland rating forms, if applicable.*
- *Preliminary Draft JARPA form and permit drawings for City review.*
- *Draft JARPA form and permit drawings for submittal to the Army Corps of Engineers and Department of Ecology.*
- *Final JARPA form and permit drawings for submittal to the Army Corps of Engineers and Department of Ecology.*
- *Draft SEPA Checklist (provided electronically in MSWord format).*
- *Final SEPA Checklist for publication – (provided electronically in Adobe PDF format) includes edits based on one round of review comments by the City.*
- *HPA application and submittal through APPS*
- *Draft Shoreline Substantial Development Permit and Memo*
- *Final Shoreline Substantial Development Permit and Memo*

10. Task 10 – Stormwater Analysis and Design

The purpose of this task is to develop new and revised stormwater conveyance and flow control/management systems to support the proposed trail improvements and City requirements. This project is subject to the effective July 1, 2022 City drainage Design and Erosion Control Manual (DDECM) Requirements which is equivalent to the Washington State Department of Ecology Stormwater Management Manual for Western Washington (Ecology 2019).

10.1. Data Collection & Prelim Site Investigation: The Consultant will review available existing storm drainage infrastructure data, reports, models, and record drawings. The Consultant will visit the site to observe and verify existing drainage features, flow patterns, topography, stormwater outfalls, and potential locations for BMPs. Off-site analyses will be conducted as required by applicable stormwater code.

10.2. Predesign Analysis: There have been significant changes to the stormwater code since the preliminary design was completed. These changes will likely require a more complex design and documentation process than what is shown on the preliminary plans. The Consultant will document the differing requirements and needs as part of the practical design review process.

The Consultant will review the previously developed stormwater and drainage design documents prepared by others, if any. The Consultant will identify and document discrepancies between conditions and assumptions that were incorporated into the prior design work, and those of the current site conditions observed in the prior task. Where changed site conditions impact the ability to advance the prior stormwater design, such constraints will be documented in a memorandum for discussion and resolution with the City prior to initiating additional design work.

The Consultant will inform the City about alternative means of meeting stormwater requirements that may be beneficial to the project in terms of reduced costs, addressing permitting constraints, and/or improving the project delivery schedule. The Consultant will meet with the City to discuss the findings of the practical stormwater design review and confirm the project approach to drainage and stormwater to be used in finalizing the design; decisions made will be documented and incorporated into the project basis of design documents.

Analysis of Existing Conveyance System(s) & Outfall(s): The Consultant will review existing stormwater conveyance facilities within the project limits and identify all existing

discharge points which includes area take-offs; identify threshold discharge areas (TDAs) based on existing site conditions; and develop a summary of existing drainage patterns to receiving waters and identification of any downstream drainage issues for inclusion in the stormwater reporting.

10.3. Final Stormwater Analysis and Design

Design of New Conveyance System(s): The Consultant will prepare horizontal layout(s) of new drainage structures and conveyance pipes needed to drain the proposed trail surfaces and provide continuity of existing drainage systems.

Design of On-Site Stormwater Management BMPs: The Consultant will evaluate within each TDA the feasibility of On-Site Stormwater BMPs identified in the Drainage Design and Erosion Control Manual for Tumwater. The Consultant will perform sizing and hydraulic design computations for feasible BMPs and develop designs that will be incorporated into the PS&E for the project.

Drainage Control Plan (DCP) Reports: The Consultant will prepare Draft and Final DCP Reports to accompany the 60% and 90% Design Packages, respectively.

10.4. Stormwater Pollution Prevention Plan (SWPPP)

The Consultant will prepare a stormwater pollution prevention plan in support of project land use permits. The plan will be prepared to maximum extent feasible except for finalizing sections of the plan that require Contractor references and means and methods that will be finalized during construction.

10.5. NPDES Permit

The consultant will prepare and submit the NPDES permit through Department of Ecology after the 90% plans have been completed and submitted to the City.

Task 10 Assumptions:

- *A Drainage Scoping will be required for this project and will be included as part of Task 9.2. This project is subject to effective July 1, 2022 City Drainage Design and Erosion Control Manual (DDECM) Requirements which is equivalent to the Washington State Department of Ecology Stormwater Management Manual for Western Washington (Ecology 2019).*
- *A Drainage Control Plan is required.*
- *This scope and fee are based on up to 9 stormwater Threshold Discharge Areas within the project limits.*
- *Site stormwater data collection will require two staff for up to 8 hrs total per staff, including travel time.*
- *Backwater analyses of stormwater conveyance features is not required.*
- *The proposed non-motorized trail surface is not considered a Pollution-Generating Impervious Surface (PGIS). As such, water quality treatment measures are not anticipated to be required.*
- *Dispersion will be used for flow control.*
- *PIT Tests (Pilot Infiltration Test) is not included in this scope. A preliminary grain size sieve analysis for preliminary infiltration rates will be provided by the consultant.*
- *The Consultant will prepare and submit SWPPP to maximum extent feasible during design in support of project and permitting requirement. The Contractor will be required to finalize preparation and submit final SWPPP report to the City prior to construction.*

Task 10 Deliverables:

- *Stormwater Predesign Analysis Memorandum (PDF) to be submitted with Task 13.*
- *Draft Drainage Control Plan Report (PDF) submitted with the 60% Design Package.*
- *Final Drainage Control Plan Report (PDF) submitted with the 90% Design Package.*

- *Stormwater Pollution Prevention Plan (PDF and word document)*

11. Task 11 – Public Outreach

The purpose of the Public Outreach task is to solicit feedback and confirmation of the existing design to-date with key stakeholders and any future proposed design(s) recommendations that result from Task 13 and the subconsultants preliminary analyses of the plans and existing conditions. This work also includes providing updates to the stakeholders and the public during the design and permitting process.

11.1. Public Outreach Materials: The Consultant shall prepare presentation and graphic support materials for public outreach and City/Stakeholder design meetings. This may include visual rendered graphics, mailers, and photo sim mockups for design elements under consideration, such as intersection control features, signage, urban design features, and other outreach materials to support solicitation of feedback from the stakeholders and the public. Other types of outreach materials may include content for City website updates and create and help launch online public surveys for a Public Open house. The Consultant is also available to prepare and provide graphic materials for outdoor display boards, and mailers to provide information on public engagement, upcoming presentations, and project milestone dates. A budget of approximately \$17,000 or approximately 120 hours of material preparation has been added to the Contract. The Consultant will not start work on materials until specific request of graphics and effort have been requested by the Client. At that time, the Consultant will provide level of effort and hours required to prepare those materials.

11.2. Predesign Analysis Stakeholder Engagement: The Consultant shall attend and facilitate the following public outreach meetings below during the research and alternatives analysis stage at the request or recommendation of City. The goal of these early stakeholder meetings is to listen and solicit feedback on the 2018 design, determine if stakeholder needs have changed, determine appropriate project design elements for the trail corridor, and vet ideas to advance the project vision from the 2018 preliminary design.

- Four (4) in-person stakeholder meetings (location to be provided by the City). Assume up to three (3) Consultants at each meeting. Stakeholder(s) will be determined prior to collaboration, but may include:
 - i. Tribes
 - ii. Parks Dept.
 - iii. Brewery Park Foundation
 - iv. Craft District Developers
 - v. Public forum whether held at City office, existing park, etc.

11.3. Final Design Stakeholder/Public Engagement: The Consultant shall attend and facilitate the following public outreach meetings below. The goal of these design meetings is to educate and vet ideas with stakeholders, determine appropriate project design elements for the trail corridor, and advance the project from 30% through Final Design.

- Two (2) in-person stakeholder meetings (location to be provided by the City). Assume up to three (3) Consultant members at each meeting. Stakeholder(s) will be determined prior to collaboration, but may include:
 - i. Tribes
 - ii. Parks Dept.
 - iii. Brewery Park Foundation

- iv. Craft District Developers
 - v. Public forum whether held at City office, existing park, etc.
- One (1) Council Meeting support which includes one representative from the consultant to speak and present prepared PPT of project status.

Task 11 Assumptions:

- *City shall facilitate space for in-person meetings and events. Location to be determined by the City.*
- *City shall provide coordination with stakeholders.*
- *City to manage and upload any presentation information onto City website, or other social media presentation platforms owned and operated by City and shall facilitate hosting and distribution of online surveys.*
- *Presentation to City Council will be after review and meetings with City staff and submittal milestones, to present design recommendations.*
- *The City shall lead efforts for mailing distribution. The consultant shall provide the materials in a format compatible with City programs.*
- *Outreach will take place concurrently with the other segment scope.*

Task 11 Deliverables:

- *Public Outreach Plan*
- *Meeting Agenda and minutes*
- *City Council Powerpoint Presentation*
- *Up to a combined three (3) visual rendered graphics and presentation materials for stakeholder and public outreach efforts.*
 - *Content for fact sheet and FAQ for City's social media & City website updates*
 - *36x48 outdoor display project boards*
 - *Photo sims*
- *Public comments and findings memo summary from each Public meeting Predesign Analysis and Final Design Public meeting, as necessary.*

12. Task 12 – Utility Coordination

This task includes coordination with both public and private utility providers to identify, evaluate, and resolve potential conflicts between existing infrastructure and the proposed trail design. Consultant will facilitate communication, verify utility data, support design resolution, and help ensure utility relocations are aligned with project delivery. The process is organized into the following key activities and includes coordination with the following utility providers:

Public Utility Providers:

- City of Tumwater – water, sewer, stormwater, and street lighting
- Tumwater Golf Course – irrigation system
- LOTT Clean Water Alliance – wastewater and reclaimed water systems
- WSDOT – fiber communications infrastructure

Private Utility Providers:

- Puget Sound Energy (PSE) – electric and natural gas
- Lumen (formerly CenturyLink) – telecommunications
- Comcast – cable and internet services
- AT&T – wireless and telecommunications

- Astound Broadband – internet and telecommunications services

In addition to the utility coordination described above, DEA will also provide task management, coordination, and contract administration under Task 12.1 for the following associated tasks:

- Task 2 – Topographic Survey and Right-of-Way Mapping
- Task 8 – Environmental Fieldwork and Mitigation
- Task 12 – Utility Coordination
- Task 15 – Utility Relocation Design of City-Owned Utilities

The scope of work is further detailed as follows.

12.1. Task Management

Coordinate the efforts of the design team and maintain consistent communication with the City. Oversee adherence to the project schedule and provide monthly invoicing along with budget status summaries. Ensure quality through ongoing QA/QC review by the Team's Quality Manager. Conduct regular meetings with the City to provide project updates and address key milestones or concerns.

- 12.1.1 Task Planning – prepare project management plan, prepare project schedule, and maintain schedule and budget.
- 12.1.2 Task Monitoring – prepare invoices and monitor project status (cost, scope and schedule).
- 12.1.3 Progress Meetings - attend up to ten (10) in-person meetings, and ten (10) video conference call meetings. It is assumed that the in-person meeting will be two (2) hours in duration and each video conference call meeting will be approximately one (1) hour long. Provide meeting agendas before and meeting summary after each meeting.

No. of Meetings	Meeting Name
1	Project Kick-off Meeting
1	Environmental Kickoff Meeting
2	Utility Coordination Meeting
1	Utility Relocation of City-Owned Utilities
1	Reclaimed Water Line Alignment Alternative Meeting
1	Pioneer Park Pump Station and Connections Meeting
1	60-Percent Design Milestone Review Meeting
1	Development Permit Application Submittal Meetings
1	90-Percent Design Milestone Review Meeting
10	Project Status and Design Coordination Video Conference Calls

- 12.1.4 Design Review Submittal – Prepare submittals to City for review and comments at project stages as indicated below.
- 12.1.5 Quality Assurance – Perform QA/QC review by experienced professional for deliverables.
- 12.1.6 Project Closeout – completion of project including files and records archiving and transfer and documentation of completed work.

12.2. Utility Provider Notification and Communication

Consultant will initiate coordination by notifying above listed utility providers of the project scope, anticipated impacts, and coordination expectations. Consultant will represent the City in all utility discussions and facilitate meetings with utility providers and City utility staff to review conflict areas and discuss mitigation responsibilities.

12.3. Utility Research and Identification

Consultant will contact each listed utility provider to request record drawings, base mapping, and as-built documentation. As part of this outreach, Consultant will provide formal notification of the project to each utility, including a project overview, anticipated construction timeline, potential impacts, and expectations for coordination. Consultant will also furnish any additional project-related information necessary to support the utility's internal coordination and response processes. All available utility data will be compiled into a consolidated base map for use in utility conflict analysis.

12.4. Identifying Potential Utility Conflicts

Review the compiled utility data in relation to the trail design to identify horizontal and vertical conflicts. Utilities located within or near the proposed alignment will be flagged for verification and further coordination.

12.5. Utility Conflict Coordination

Public Utilities (City of Tumwater, Tumwater Golf Course, LOTT, WSDOT Fiber): Coordinate with agency staff to evaluate conflicts and develop solutions including design modifications, protection-in-place, or relocation strategies.

Private Utilities (PSE, Lumen, Comcast, AT&T, Astound): Notify each utility of identified conflicts and request relocation or protection plans per City franchise agreements. Coordinate with providers to ensure proposed plans align with the trail design.

All conflict resolutions and responsibilities will be tracked and confirmed in meetings and documented in the utility coordination log.

12.6. Utility Relocation Design and Planning

Public Utilities: Prepare relocation designs for City-owned and LOTT-owned utilities and will integrate those designs into the final construction documents. All other utilities located on the Tumwater Golf Course—including irrigation, golf course drainage system, and any other golf course-related infrastructure—will be the responsibility of SCJ for relocation design and coordination.

Private Utilities: Franchise providers are responsible for their own relocation designs. Review submitted plans to verify compatibility with project design and schedule.

12.7. Permitting and Approvals

Identify all utility-related permitting needs and assist in securing approvals for public utility relocations. For private utilities, support providers by supplying necessary project data. Additionally:

- Coordinate with the City and utilities to determine right-of-way (ROW) or easement needs.
- Provide exhibits, legal descriptions, and mapping to support acquisition or access agreements outside of existing ROW per Task 2 above.

12.8. Document Management

Maintain a complete and up-to-date utility coordination log, including:

- Contact information for all listed utilities
- Meeting records and communications
- Conflict tracking
- Relocation responsibilities
- Timeline milestones
- Relocation plans and approvals

All documentation will be archived for design and construction reference.

Task 12 Assumptions:

- *The City will use its internal workforce to perform utility potholing for public utilities. The Consultant will not be responsible for conducting any utility potholing work.*
- *The Consultant will reference the locations of existing utilities as shown on available record drawings and identified in the base mapping included in the plans.*
- *Only minor relocations and adjustments of franchise utilities are anticipated.*
- *The Consultant will provide relocation designs for City-owned utilities as outlined in Task 17. Other utility providers will address their own conflicts.*
- *Construction of new franchise utility systems, aerial undergrounding, and joint utility trenches are not included in this contract.*
- *City will coordinate with Franchise Utility providers to secure any required franchise agreements.*

Task 12 Deliverables:

- *Utility Coordination Kickoff Memo*
- *Utility Stakeholder Notification Package*
- *Utility Provider meeting minutes*
- *Utility Conflict Matrix (Updated at Milestones)*
- *Consolidated Utility Base Map (Draft and Final)*
- *Utility Relocation Review Summary*
- *ROW, Easement, Permitting Support Package*
- *Final Utility Coordination Summary Report*

13. Task 13 – 60% Design

13.1. Data Collection and Preliminary Site Investigation: The Consultant will visit the site to observe and verify existing civil, urban design, and landscape features and document changes in existing site features between 2018 and present.

13.2. Civil Predesign Analysis: The Consultant shall review the existing trail alignment, profile, cross section, design elements, civil details, and design documents prepared by others. Where changed site conditions or new design criteria will result in revisions or alterations to the original basis of design, the Consultant will document these issues in a design memorandum for discussion and resolution with the City prior to initiating 30%

design work.

The Consultant team will use the preliminary layout. This scope and fee has assumed 200 lf of alignment revisions if necessary to minimize geotechnical, hydrologic, and permitting impacts. The revised alignment will be developed in collaboration with the City and focus on locations where changes would be beneficial to the project in terms of reduced costs, addressing permitting constraint, improving the project delivery schedule, and/or meeting the changing design criteria of the project since the 2018 design.

13.3. The Consultant shall compile the existing 2018 CAD drawings and files prepared by others including proposed alignment, proposed planimetrics (i.e. proposed polylines, symbols, hatching), and drawing details into Civil 3D.

13.4. Prepare Preliminary Trail layout for the Palermo Segment.

13.5. The Consultant shall use the preliminary plans that were already been completed to prepare the 60% plans. . Vertical grading associated with intersections and curb ramps will be developed. Cut and fill embankment lines, or retaining walls where needed, will be shown. It is anticipated that the 60% plans will include the following:

- ❑ Cover Sheet (1 sheet)
- ❑ Legend and Abbreviations (1 sheet)
- ❑ Alignment Plan and Survey Control (6 sheets)
- ❑ Existing Condition Plans (6 sheets)
- ❑ Site Preparation and TESC Plans (6 sheets)
- ❑ Construction Staging and Access Plans (12 sheets)
- ❑ Trail Plans and Profiles (12 sheets)
- ❑ Trail Typical Cross Sections (3 sheets)
- ❑ Trail General Notes and Details (1 sheet)
- ❑ Bridge Plans (Prepared under separate task) (10 sheets)
- ❑ Retaining Wall & Railing Plans (8 sheets)
- ❑ Stormwater Conveyance and Relocation Plan and Profiles (6 sheets)
- ❑ Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task) (8 sheets)
- ❑ Urban Design Plans (6 sheets)
- ❑ Urban Trail Details (2018 Preliminary Design LOE - Kiosks, Trail Nodes, Wayfinding) (8 sheets)
- ❑ Irrigation Relocation Plan (6 sheets)
- ❑ Landscape and Restoration Plans (6 sheets)
- ❑ Landscape and Restoration Plant Schedule (3 sheets)

13.6. The Consultant shall prepare a construction cost estimate based on the 60% plans.

13.7. The Consultant shall prepare special provisions for the 60% submittal based on the most current WSDOT Standard Specifications and GSPs as well as applicable AWWA GSPs. The 60% specifications will cover Divisions 2-9 Bid items measure and payment only.

13.8. The Consultant shall provide internal quality assurance/quality control (QA/QC) review of all deliverables prior to submittal.

Task 13 Assumptions:

- *No significant changes to the alignments or vertical profile will be required for the 60% design.*

- *The City will provide boilerplate specifications and GSPs or a sample specifications document as a basis for the project specifications.*

Task 13 Deliverables:

- *60% Plans (Electronic PDF)*
- *60% Construction Cost Estimate (Electronic PDF)*
- *60% Special Provisions (Div 2-9 Bid Items)*

14. Task 14 – Final Design

14.1. The Consultant shall incorporate City and stakeholder comments received during the 60% plan review. It is anticipated that the 90% plans will include the following:

- ❑ Cover Sheet (1 sheet)
- ❑ Legend and Abbreviations (1 sheet)
- ❑ Alignment Plan and Survey Control (6 sheets)
- ❑ Existing Condition Plans (6 sheets)
- ❑ Site Preparation and TESC Plans (6 sheets)
- ❑ Construction Staging and Access Plans (12 sheets)
- ❑ Trail Plans and Profiles (12 sheets)
- ❑ Trail Typical Cross Sections (3 sheets)
- ❑ Trail General Notes and Details (1 sheet)
- ❑ Bridge Plans (Prepared under separate task) (10 sheets)
- ❑ Retaining Wall & Railing Plans (8 sheets)
- ❑ Stormwater Conveyance and Relocation Plan and Profiles (6 sheets)
- ❑ Stormwater Details (2 sheets)
- ❑ Utility Relocation Plan (Wet and Dry Utilities) (Prepared under separate task) (5 sheets)
- ❑ Utility Details (Prepared under separate task) (3 sheets)
- ❑ Urban Design Plans (6 sheets)
- ❑ Urban Trail Details (2018 Preliminary Design LOE - Kiosks, Trail Nodes, Wayfinding) (8 sheets)
- ❑ Irrigation Relocation Plan & Details (10 sheets)
- ❑ Landscape and Restoration Plans (6 sheets)
- ❑ Landscape and Restoration Plant Schedule (3 sheets)
- ❑ Traffic Control Plans (Local funding layout approval) – (5 sheets)

14.2. The Consultant shall prepare a construction cost estimate based on the 90% plans.

14.3. The 90% specifications will include Divisions 1-9. The Consultant shall update the 60% special provisions based on review comments from the City. The most current WSDOT Standard Specifications and GSPs will be included as well as the applicable AWPAs GSPs.

14.4. The Consultant shall incorporate City and stakeholder comments received during the 90% plan review. It is anticipated that the 100% plans will include the same sheet count as the 90% plans.

14.5. The Consultant shall prepare a construction cost estimate based on the 100% Draft Bid plans.

14.6. The Consultant shall update the 90% contract specifications for the 100% (Draft Bid) submittal based on the most current WSDOT Standard Specifications and City GSPs and

comments provided by the City. The Consultant shall prepare the Bid item proposal sheets following City preferred layout for the Contract front end documentation.

14.7. The Consultant shall provide internal quality assurance/quality control (QA/QC) review of all deliverables prior to submittal.

14.8. The Consultant shall prepare final supporting documentation needed for the City Planning Dept land use Permits.

14.9. The Consultant will address comments from City and prepare complete Bid Documents (Plans, Specifications, and Construction Cost Estimate) stamped and signed by a licensed Professional Engineer, for advertisement.

Task 14 Assumptions:

- *No significant changes to the alignments or vertical profile will be required for the 90% design.*
- *The City will provide a contract documents boiler plate or sample specifications (in MS Word) if contract documents are to be included in the 90% Specifications.*
- *The Consultant shall prepare and complete the 100% PS&E submittal for City approval at direction of City after the environmental permitting documents have been approved.*
- *The City will provide the front end contract documentation for incorporation into the contract specifications and bid package.*

Task 14 Deliverables:

- *90% Plans (Electronic PDF)*
- *90% Construction Cost Estimate (Electronic PDF)*
- *90% Special Provisions (Div 1-9)*
- *100% Plans (Electronic PDF)*
- *100% Construction Cost Estimate (Electronic PDF)*
- *100% Specifications (Electronic PDF)*
- *Bid Document Plans (Electronic PDF)*
- *Bid Document Construction Cost Estimate (Electronic PDF)*
- *Bid Document Specifications (Electronic PDF)*

15. Task 15 – Utility Design (DEA)

This task includes the identification, evaluation, and design of relocations for City-owned utilities impacted by the proposed trail design. The Consultant will develop relocation plans to accommodate utility conflicts, address shallow bedrock constraints, coordinate with retaining wall design, and maintain uninterrupted service through construction sequencing. Work includes relocations for two 16-inch sanitary sewer force mains, and reclaimed water air/vacuum release valves.

Scope of Utility Relocation Work

- Two 16-inch Sanitary Sewer Force Mains
 - STA 2+50 to STA 6+50 (Segment A2)
 - STA 8+20 to STA 8+65 (Segment A2)
- Reclaimed Water Infrastructure – Air/Vacuum Release Valves and Vaults
 - Near STA 11+75 (Segment B)
 - Near STA 14+75 (Segment B)

15.1. Civil Predesign Analysis:

Before initiating utility relocation design, the Consultant will conduct a civil predesign evaluation of the proposed trail alignment and related infrastructure components to identify areas requiring updates due to changed site conditions, revised criteria, or new project goals.

Activities include:

- Review of the proposed trail alignment, vertical profile, typical sections, civil details, and supporting design documentation prepared by others.
- Identification of discrepancies, outdated standards, or constructability challenges that may affect utility relocation or require revision to the original basis of design.
- Preparation of a design memorandum summarizing proposed changes and recommendations for discussion and resolution with the City prior to starting the 30% utility relocation design.

Alternative Alignment Development:

- Review the utility conflicts of up to two (2) horizontal trail corridor alignment alternatives in addition to the proposed alignment.
- For each alternative alignment, develop an associated vertical profile of the utilities along the trail.
- Present alignment and profile alternatives to the City for review and input. The City will select the preferred alignment and profile (if applicable) to be advanced into 30% design.

15.2. 30% Design:

The Consultant shall begin the design phase by compiling and reviewing all available utility records and conducting field verification of City-owned utilities. The Consultant will confirm existing and proposed alignments and incorporate verified utility data into project base mapping.

As part of the 30% design development, the Consultant shall provide supplemental quantities based on minimal modifications to the preferred alignment selected by the City. These quantities will reflect anticipated construction elements associated with utility relocations and adjacent civil features. The 30% plans will emphasize:

- Proposed horizontal trail alignment and locations of improvements
- Approximate heights and locations of retaining walls
- General layout of elevated structures
- Limits of disturbance and restoration
- Basic construction notes and standard details
- A preliminary vertical trail profile and typical trail cross sections

It is anticipated that the supplemental quantities for the 30% plans will include the following (approximate sheet count provided; integration with SCJ plan set as applicable):

- ❑ Cover Sheet (integration with SCJ plan set)
- ❑ Legend and Abbreviations (integration with SCJ plan set)
- ❑ Sheet Index, Alignment Plan, and Survey Control (integration with SCJ plan set)
- ❑ Site Preparation and TESC Plans (integration with SCJ plan set)
- ❑ Utility Relocation Plans (Preliminary Identification Only) 5 pages

15.3. 30% Quantity Takeoff and OPCC

The Consultant shall provide supplemental quantities for the 30% design level cost estimate prepared in Task 13.

15.4. 60% Design:

At the 60% design stage, the Consultant shall refine utility relocation plans based on City's feedback received during the 30% submittal review. The Consultant will finalize utility conflict resolutions and further develop design elements to support integration with the evolving trail, retaining wall, and civil grading plans.

Key design development activities will include:

- Incorporation of City comments
- Finalization of alignment shifts and vertical adjustments
- Bracing and structural support design for utilities beneath proposed retaining walls such as utility sleeves (in coordination with the geotechnical engineer)
- Layout and sizing of utility sleeves for trail crossings and wall penetrations
- Coordination with SCJ to ensure consistency across the plan set

It is anticipated that the supplemental quantities for the 60% plans will include the following (approximate sheet count provided; integration with SCJ plan set as applicable):

- ☐ Cover Sheet (integration with SCJ plan set)
- ☐ Legend and Abbreviations (integration with SCJ plan set)
- ☐ Sheet Index, Alignment Plan, and Survey Control (integration with SCJ plan set)
- ☐ Site Preparation and TESC Plans (integration with SCJ plan set)
- ☐ Construction Staging and Access Plans (integration with SCJ plan set)
- ☐ Utility Relocation Plans and Profiles (Wet and Dry Utilities) and Details 8 pages

15.5. 60% Quantity Takeoff and OPCC

The Consultant shall provide supplemental quantities for the construction cost estimate based on the 60% plans prepared in Task 14.

15.6. 60% Technical Specifications

The Consultant shall provide supplemental special provisions for the 60% submittal prepared in Task 14. The 60% specifications will cover Divisions 2-9 Bid items measure and payment only.

15.7. 90% Design:

The Consultant shall incorporate City's comments received during the 60% plan review. It is anticipated that the supplemental quantities for the 90% plans will include the following (approximate sheet count provided; integration with SCJ plan set as applicable):

- ☐ Cover Sheet (integration with SCJ plan set)
- ☐ Legend and Abbreviations (integration with SCJ plan set)
- ☐ Sheet Index, Alignment Plan, and Survey Control (integration with SCJ plan set)
- ☐ Site Preparation and TESC Plans (integration with SCJ plan set)

- ❑ Construction Staging and Access Plans (integration with SCJ plan set)
- ❑ Utility Relocation Plans and Profiles (Wet and Dry Utilities) 5 pages
- ❑ Utility Details 3 pages

15.8. 90% Quantity Takeoff and OPCC

The Consultant shall provide supplemental quantities for the construction cost estimate based on the 90% plans prepared in Task 15.

15.9. 90% Technical Specifications

The 90% specifications will include Divisions 1-9. the Consultant shall update the supplemental 60% special provisions based on review comments from the City.

15.10. 90% Review Comments and Responses

The Consultant shall incorporate City and stakeholder comments received during the 90% plan review. It is anticipated that the supplemental quantities for the 100% plans will include the same sheet count as the 90% plans.

15.11. Final Engineer's Estimate

The Consultant shall provide supplemental quantities for the construction cost estimate based on the 100% Draft Bid plans prepared in Task 15.

15.12. Final Technical Specifications

The Consultant shall update the supplemental 90% contract specifications for the 100% (Draft Bid) submittal based on the most current WSDOT Standard Specifications and City GSPs and comments provided by the City. The Consultant shall prepare the Bid item proposal sheets following City preferred layout for the Contract front end documentation.

15.13. Permitting Support

The Consultant shall prepare final supporting documentation needed for the City Planning Dept land use Permits.

15.14. Final PS&E – Bid Ready Package

The Consultant will address comments from City and prepare complete Bid Documents (Plans, Specifications, and Construction Cost Estimate) stamped and signed by a licensed Professional Engineer, for advertisement.

15.15. Bid Support

The Consultant shall provide bid assistance including:

- Prepare addenda as requested by the City. It is assumed that two (2) addenda will be prepared.
- Respond to bidder questions relayed through the City.

Task 17 Assumptions:

- *The 30% alignment, vertical profiles and other design elements will match closely with the provided alignment, vertical design, and design elements of the 2018 preliminary design except as required to meet current design criteria.*
- *Significant changes to the existing design may require an amendment to the scope before*

the 30% design begins.

- *The approved 30% layout design will become the basis for subsequent plans, specifications, and estimates, as well as the preliminary environmental documentation.*
- *No significant changes to the alignments or vertical profile will be required for the 60% design.*
- *The City will provide boilerplate specifications and GSPs or a sample specifications document as a basis for the project specifications.*
- *No significant changes to the alignments or vertical profile will be required for the 90% design.*
- *The City will provide a contract documents boiler plate or sample specifications (in MS Word) if contract documents are to be included in the 90% Specifications.*
- *The Consultant shall prepare and complete the 100% PS&E submittal for City approval at direction of City after the environmental permitting documents have been approved.*
- *The City will provide the front end contract documentation for incorporation into the contract specifications and bid package.*

Task 17 Deliverables:

- *30% Plans (PDF)*
- *60% Plans (Electronic PDF)*
- *90% Plans (Electronic PDF)*
- *100% Plans (Electronic PDF)*
- *Bid Document Plans (Electronic PDF)*

16. Task 16 – Bid Assistance

16.1. The Consultant shall provide bid assistance including:

- Prepare addenda as requested by the City. It is assumed that two (2) addenda will be prepared.
- Respond to bidder questions relayed through the City.

16.2. The Consultant will provide the City with an electronic copy of conformed set of Bid Plan sheets and specifications. The Consultant will incorporate any addendums that result to sheet or specification revisions. This supports the project to start construction with clean sheet and specification documents without any revision clouds may result from addendums and/or bidder questions that result in changes to the bid set.

Task 18 Assumptions:

- *The City shall prepare coordinate AD date and submit documents to BXWA and Newspapers, conduct bid opening, complete reference checks, compile bid tabulations, and work with WSDOT, grant lead agency, for construction obligation and award to Contractor.*

Task 18 Deliverables:

- *Responses for 2 rounds of Contractor questions during bidding and associated addendums as required (assumed 2 addenda)*
- *Conformed Bid Document Plans and Specifications (Electronic PDF)*

F. Management Reserve

Included in this Contract's Management Reserve includes, but is not limited to:

- Modified or additional design elements incorporated into the project after the predesign analysis and initial stakeholder outreach efforts.
- Right-of-way and temporary construction easement services.

- Sewer, water, joint utility trench design services.
- Illumination and/or traffic signal modification design services.
- Supplemental survey and base mapping not included in Task 2.
- Grant funding assistance.
- Construction services, such as design support during construction, construction management, inspection, construction surveying and staking, record drawings, or as-built preparation

At the time these services are required, the Consultant will provide a detailed scope of work and an estimate of cost. The above activities will require written authorization from City to access management reserve funds. The Consultant shall not proceed with additional work until the City has authorized the work and issued a notice to proceed.

Additional Services

The City of Tumwater may require other services of the Consultant. These services could include additional design, right of way, utility potholing, environmental documentation, geotechnical exploration, or other work tasks not included in the scope of work. At the time these services are required, the Consultant will provide the City with a detailed scope of work and an hour and fee estimate. These services will be authorized under a future contract supplement, if necessary. The Consultant will not proceed with the work until the City has authorized the work and issued a Notice to Proceed.

David Evans and Associates, Inc.

Project Fee Estimate														
Deschutes Valley Trail (Segments A2, B, D, Palermo Spur)														
City of Tumwater														

Project NumberTBD

Date8/29/2025

Prepared ByNDV/RCLA

Task/Subtask ⁽¹⁾			Estimated DEA Labor - Civil Engineering, Surveying and Environmental Services																						Total - w/ Expenses and Subs.	
			Personnel Positions and Approximate Hourly Billing Rates																				DEA Labor			
			Project Manager	QAQC	Senior Project Engineer	Project Engineer	Designer	CAD/GIS Technician	Survey Manager	Project Surveyor IV	Project Surveyor II	Office Survey Technician VI	Office Survey Technician V	Two Person Survey Crew	Survey Project Coordinator	Environmental Manager	Environmental Scientist IV	Environmental Scientist III	Landscape Architect	Landscape Designer	GIS Analyst IV	Project Accountant IV	Project Accountant II	Project Coordinator II		Total Hours
Fully Burdened Rate			\$235.03	\$275.97	\$235.03	\$180.44	\$130.40	\$165.28	\$226.47	\$208.58	\$201.49	\$167.34	\$146.11	\$258.80	\$134.28	\$221.38	\$159.21	\$133.43	\$218.35	\$139.50	\$166.79	\$157.70	\$105.78	\$121.30		
2		Topographic Survey and Right of Way Mapping Mapping																						368	\$79,599	\$79,848
	2.1	Survey Update only to scoped items	1	2				40	14		48	40	124	10										279	\$60,077	
	2.2	Additional Survey if needed	1						10		8	20	50											89	\$19,522	
8		Environmental Compliance and Permitting																						778	\$128,782	\$130,912
	8.1	Data Collection and Preliminary Site Investigation	1												8	36	48			8				101	\$15,477	
	8.2	Mazama Pocket Gopher (MPG) Screening Survey	1												22		20							43	\$7,774	
	8.3	Environmental Meetings and Coordination	1												20		20							41	\$7,331	
	8.4	Critical Area, Habitat Management Report and Mitigation Plan	1	1											4	80	24			8			8	126	\$19,641	
	8.5	Mitigation Feasibility Assessment	1	1											8	60	32	4	12	4			2	124	\$19,562	
	8.6	Mitigation Design	1	1											12	4		125	200					343	\$58,998	
12		Utility Coordination																						256	\$52,714	\$53,073
	12.1	Task Management	100	4																	10	16	20	150	\$30,302	
	12.2	Utility Provider Notification and Communication	1		8																			9	\$2,115	
	12.3	Utility Research and Identification		1	16																			17	\$4,036	
	12.4	Identifying Potential Utility Conflicts		1	8																			9	\$2,156	
	12.5	Utility Conflict Coordination	1		4																			5	\$1,175	
	12.6	Utility Relocation Design and Planning	1	2	8	20		20																51	\$9,581	
	12.7	Permitting and Approvals	1		4																			5	\$1,175	
	12.8	Document Management	1	1	4	4																		10	\$2,173	
17		Utility Design																						436	\$77,738	\$77,850
	17.1	60% Design	4	2	20	40	40	80																186	\$31,848	
	17.2	60% Quantity Takeoff and OPCC	1	1	2	4	4																	12	\$2,224	
	17.3	60% Technical Specifications	1	1	4	16																		22	\$4,338	
	17.4	90% Design	4	2	10	30	30	40																116	\$19,779	
	17.5	90% Quantity Takeoff and OPCC	1	1	2	4	4																	12	\$2,224	
	17.6	90% Technical Specifications	2	1	4	8																		15	\$3,130	
	17.7	90% Review Comments and Responses	2	2	4	8		20																36	\$6,711	
	17.8	Final Engineer's Estimate	1		1	2																		4	\$831	
	17.9	Final Technical Specifications	1		2	2																		5	\$1,066	
	17.10	Permitting Support	1		2	2																		5	\$1,066	
	17.11	Final PS&E - Bid Ready Package	2		2	2		4																10	\$1,962	
	17.12	Bid Support	1		4	4		4																13	\$2,558	

Task/Subtask ⁽¹⁾			Personnel Positions and Approximate Hourly Billing Rates																				DEA Labor		Total - w/ Expenses and Subs.		
			Project Manager	QAQC	Senior Project Engineer	Project Engineer	Designer	CAD/GIS Technician	Survey Manager	Project Surveyor IV	Project Surveyor II	Office Survey Technician VI	Office Survey Technician V	Two Person Survey Crew	Survey Project Coordinator	Environmental Manager	Environmental Scientist IV	Environmental Scientist III	Landscape Architect	Landscape Designer	GIS Analyst IV	Project Accountant IV	Project Accountant II	Project Coordinator II		Total Hours	Total Estimated Fee
Fully Burdened Rate			\$235.03	\$275.97	\$235.03	\$180.44	\$130.40	\$165.28	\$226.47	\$208.58	\$201.49	\$167.34	\$146.11	\$258.80	\$134.28	\$221.38	\$159.21	\$133.43	\$218.35	\$139.50	\$166.79	\$157.70	\$105.78	\$121.30			
	17.13	Unanticipated Work																						0	\$0		
Total			134	24	109	146	78	168	40	24	0	56	60	174	10	74	180	144	129	212	20	10	16	30	1838	\$338,833	\$341,684

Estimated Direct Expenses	
Mileage & Other Expenses	\$2,850
Subconsultants	\$0
Total Expenses	\$2,850

Project Fee Estimate Summary and Total	
Total Estimated Labor	\$338,833
Total Estimated Expenses	\$2,850
Total Fee Estimate	\$341,684

Notes and Assumptions:

(1) See detailed Scope of Work dated 8/29/2025.

(2) All hours and expenses are estimated, and may be increased or decreased within the total budget limit at the discretion of DEA's project manager. The DEA project manager may transfer budget from estimated expenses to labor and vice versa, as the project manager may determine as appropriate. Work will be billed on a time and expense basis, subject to the limit of the not-to-exceed Total Fee Estimate value.

(3) Client shall be responsible for direct payment of all permit, agency review, advertisement, service or other project expenses not expressly included in the Project Fee Estimate and/or Scope of Work.

CONSULTANT FEE COMPUTATION WORKSHEET

<i>Project Name:</i>	<i>Deschutes Valley Trail (Segments A2, B, D, Palermo Spur)</i>
<i>Project Number:</i>	
<i>Consultant:</i>	<i>David Evans and Associates, Inc.</i>
<i>Estimated Design Fee:</i>	<i>\$341,684</i>
<i>Prepared By:</i>	<i>NDV/RCLA</i>

Fee Computation

Factor	Rate	Weight	Value
<i>Degree of Risk</i>	<i>0.26</i>	<i>X 25</i>	<i>6.50</i>
<i>Relative Difficulty of Work</i>	<i>0.30</i>	<i>X 20</i>	<i>6.00</i>
<i>Size of Job</i>	<i>0.26</i>	<i>X 15</i>	<i>3.90</i>
<i>Period of Performance</i>	<i>0.32</i>	<i>X 15</i>	<i>4.80</i>
<i>Assistance by the Agency</i>	<i>0.32</i>	<i>X 15</i>	<i>4.80</i>
Negotiated Fee (% of DSC)		100	26.00 %

Note: See Instructions for factor descriptions and rate guidelines

Multiplier Computation

Component	Multiplier
<i>Labor (DSC)</i>	<i>1.00</i>
<i>Overhead (OH)</i>	<i>1.7726</i>
<i>Fee</i>	<i>0.26</i>
Total Multiplier (DSC+OH+Fee)	3.032600

Exhibit D

Prime Consultant Cost Computations

Project Name: Deschutes Valley Trail (Segments A2, B, D, Palermo Spur)
 Project Number: TBD
 Consultant: David Evans and Associates, Inc.

NEGOTIATED HOURLY RATES

		Survey I		Overhead	Profit	Total Hourly	
Name	Classification	Hours	DSC	177.26%	26%	Rate	Total
Tucker Collins	Project Engineer	146	\$59.50	\$105.47	\$15.47	\$180.44	\$26,344
William (Billy) Gibbs	Designer	78	\$43.00	\$76.22	\$11.18	\$130.40	\$10,171
Josh Korakis	CAD/GIS Technician	168	\$54.50	\$96.61	\$14.17	\$165.28	\$27,766
Ken McAfee	Survey Manager	40	\$74.68	\$132.38	\$19.42	\$226.47	\$9,059
Rynea Edwards	Project Surveyor IV	24	\$68.78	\$121.92	\$17.88	\$208.58	\$5,006
Adam Lawson	Project Surveyor II		\$66.44	\$117.77	\$17.27	\$201.49	
Bobby Johnson	Office Survey Technician VI	56	\$55.18	\$97.81	\$14.35	\$167.34	\$9,371
Jay Dunn	Office Survey Technician V	60	\$48.18	\$85.40	\$12.53	\$146.11	\$8,767
Survey Crew - DVT	Two Person Survey Crew	174	\$85.34	\$151.27	\$22.19	\$258.80	\$45,032
Diana Gramling	Survey Project Coordinator	10	\$44.28	\$78.49	\$11.51	\$134.28	\$1,343
Gray Rand	Environmental Manager	74	\$73.00	\$129.40	\$18.98	\$221.38	\$16,382
Rick Pratt	Environmental Scientist IV	180	\$52.50	\$93.06	\$13.65	\$159.21	\$28,658
MaKenna Lindberg	Environmental Scientist III	144	\$44.00	\$77.99	\$11.44	\$133.43	\$19,215
Jonathan Gage	Landscape Architect	129	\$72.00	\$127.63	\$18.72	\$218.35	\$28,167
Rachel Wells	Landscape Designer	212	\$46.00	\$81.54	\$11.96	\$139.50	\$29,574
Sara Gilbert	GIS Analyst IV	20	\$55.00	\$97.49	\$14.30	\$166.79	\$3,336
Vickie Elwell	Project Accountant IV	10	\$52.00	\$92.18	\$13.52	\$157.70	\$1,577
Tiffany Lynch	Project Accountant II	16	\$34.88	\$61.83	\$9.07	\$105.78	\$1,692
Olivia Werdal	Project Coordinator II	30	\$40.00	\$70.90	\$10.40	\$121.30	\$3,639
Subtotal:		1,838					\$338,834
REIMBURSABLES							
Mileage							\$1,420
Title Report							
Lodging and Meals							\$1,300
Markup on Expenses - 10%							\$130
Subtotal:							\$2,850
SUBCONSULTANT COSTS							
APS - Utility Pothole							
APS - Utility Locate							
Markup on Subconsultants - 10%							

TOTAL

\$341,684

Northwest Hydraulic Consultants Inc.**12787 Gateway Drive S.****Seattle, WA 98168****Tel. (206) 241-6000****Fax (206) 439-2420****Estimate of Professional Services****Prepared for:**

SCJ Alliance

Project:

Deschutes Valley Trail (Seg. A2,B,D,&P.Spur)

Date:

08/11/2025

Project #:

P02010047

Prepared By:

P. Brooks

Labor Detail

TASK DESCRIPTION		Staff Hours						Totals
		Principal	Sr. Eng. 1	Eng./Sci. 1	Jr. Engineer/Scientist	GIS Analyst 1	Sr. Tech. Ed./Sr. Admin.	
5	Hydraulics and Hydrology Services							
5.1	Project Management	6	19				2	\$2,200
5.2	Preliminary Site Investigation	1	2	20	20	4		\$2,552
5.3	Hydrologic Analysis		1		2			\$169
5.4	Hydraulic Analysis	6	20		84			\$5,944
5.5	Scour Analysis	11	38	8	100	0	3	\$9,207
5.6	Permit Support	2	6		16	16		\$2,272
Total Hours		26	86	28	222	20	5	
Direct Rate (\$/hr)		99.75	78.75	58.80	44.89	55.13	52.50	
SUBTOTAL(LABOR)								\$22,343
OVERHEAD AT 198.39%								\$44,326
FEE AT 26.0%								\$5,809
TOTAL (COST PLUS FIXED FEE)								\$72,479

Direct Expense Detail

	Units	Rate	Cost
Mileage	120	\$0.700	\$84
TOTAL DIRECT EXPENSES			\$84

Cost Summary

Total Labor	\$72,479
Total Direct Expenses	\$84
TOTAL COST	\$72,563

Table 1
Budget Breakdown
Geotechnical Services
DVT Segments A2, B, D, and Palermo Spur
Tumwater, Washington

Scope Items	Principal Engineer	Senior Engineer	Technician	Assistant Project Manager	Totals	Total Labor Costs
LABOR						
Geotechnical Engineering						
Project Management and Administration	12	24		12	48	\$7,948
Fieldwork Preparation, Fieldwork, and Groundwater Monitoring	8	120	56		184	\$25,886
Geotechnical Analysis	20	160			180	\$30,514
Draft and Final Report, Plan Review, Data Report	20	40	12	8	80	\$12,630
Contingency - Additional Drilling Fieldwork/PM/Engineering/Reporting	40	60	20	4	124	\$20,072
					0	
Total Base Hours	60	344	68	20	492	\$76,978
Total Contingency Hours	40	60	20	4	124	\$20,072
Rate by Position	\$201.06	\$165.58	\$78.72	\$130.08		
Total - Base Labor Cost	\$12,064	\$56,960	\$5,353	\$2,602	\$76,978	
Total - Contingency Labor Cost	\$8,042	\$9,935	\$1,574	\$520	\$20,072	
SUBCONTRACTED SERVICES AND EXPENSES						
Drilling Subcontractor					\$39,629	
Private Utility Locator					\$1,117	
Traffic Control Services					\$1,827	
Excavating Subcontractor					\$2,538	
Pressure Transducer Rental					\$3,600	
Geophysics Subconsultant					\$3,045	
Geotechnical Laboratory Testing					\$5,400	
Contingency - Additional Drilling and Lab Testing					\$15,634	
Contingency - Environmental Sampling and Testing for Palermo Spur Borings					\$5,000	
Contingency - Foul Weather Drill Access					\$4,800	
Total - Base Direct Costs					\$57,155	
Total - Contingency Direct Costs					\$25,434	
					TOTAL	
Base Total (without Contingencies)					\$134,132	
Total with Contingency Costs					\$179,638	

Note: Subcontractor/Subconsultant costs include a 1.5 percent markup.



Deschutes Valley Trail - Segment A2, B, D, Palermo

Structural Engineering

	Principal	Senior Project Engineer	Project Engineer	Design Engineer	Task Cost
Direct Salary:	\$78.00	\$65.00	\$50.00	\$40.00	
Indirect Cost Rate (197.81%):	\$154.29	\$128.58	\$98.91	\$79.12	
Profit (26.00%):	\$20.28	\$16.90	\$13.00	\$10.40	
Total Rate:	\$252.57	\$210.48	\$161.91	\$129.52	

Task 4 - Structural Engineering

4.1 Project Admin and Management	24		16		\$8,652
4.2 Public Outreach	4		4		\$1,658
4.3 Review Existing Data	16		16		\$6,632
4.4 Conceptual Design Retaining Walls	0		0		\$0
4.5 Conceptual Design Bridges	24		48		\$13,833
4.6 Final Design Retaining Walls					\$0
60% Submittal	16		24		\$7,927
90% Submittal	12		24		\$6,917
Final Submittal	12		24		\$6,917
4.7 Final Design Bridges					\$0
30% Submittal	40		80		\$23,055
60% Submittal	64		24		\$20,050
90% Submittal	40		80		\$23,055
Final Submittal	24		48		\$13,833
4.8 Final Design Trail Features					\$0
60% Submittal	24		40		\$12,538
90% Submittal	16		32		\$9,222
Final Submittal	16		32		\$9,222
4.9 Bid Assistance	12		8		\$4,326
Subtotal	320	0	484	0	\$159,185

Direct Costs

Mileage	\$0.00
Subconsultants	\$0.00

Total Direct Costs **\$0**

Total Structural Services **\$159,185**



1800 NW Upshur Street, Suite 100
Portland, Oregon 97209
Tel 503.224.0333 Fax 503.224.1851
www.swca.com

August 6, 2025

Patrick Holm
SCJ Alliance
1201 Third Ave, Suite 550
Seattle, WA 98101

Submitted via email: Patrick Holm patrick.holm@scjalliance.com

Re: Cultural Resources Services for the Tumwater Deschutes Valley Trail Project Segments A2, B, D, Palermo Spur, Thurston County, Washington

Dear Patrick Holm:

SWCA Environmental Consultants (SWCA) is pleased to submit this proposal to Patrick Holm for cultural resources services for the Tumwater Deschutes Valley Trail Project Segments A2, B, D, Palermo Spur. SWCA understands that the City of Tumwater (COT) proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to an undeveloped City right-of-way. This work shall also include The Deschutes Valley Trail Reclaimed Water Extension system as part of the Lacey, Olympia, Tumwater, Tumwater (LOTT) partnership. Because the project is obtaining permitting through the US Army Corps of Engineers it is subject to review under Section 106 of the National Historic Preservation Act. Our proposal includes a scope of work that will provide cultural resources support for the design of Segments A2, B, D, and the Palermo Park Spur and assist US Army Corps of Engineers in meeting their NHPA Section 106 compliance requirements, including consultation support with the Washington State Historic Preservation Office and Tribes.

Thank you for providing us with the opportunity to work with you. If you have any questions or wish to discuss the proposal, please do not hesitate to reach out to me by telephone at (503) 224-4173 or by email at amanda.carroll@swca.com.

Sincerely,

A handwritten signature in blue ink that reads "Amanda J. Carroll". The signature is fluid and cursive, with the first name "Amanda" and last name "Carroll" clearly legible.

Amanda Carroll

Principal Cultural Resources Team Lead
503.224.4173 / amanda.carroll@swca.com

SCOPE OF WORK

The Tumwater Deschutes Valley Trail (DVT) Project Segments A2, B, D, and Palermo Spur (“Project”) proposes to complete the design and permitting for construction of a non-motorized trail with a paved surface and gravel shoulders providing access to an undeveloped City right of way. The overall project starts at the recently completed DVT Segment A1 at the Brewery Park and extends over 2 miles southeast terminating at Pioneer Park. Segments A2, B, D, and Palermo Spur (“Project”) will start at the Tumwater Brewery Park parking lot and terminate in Pioneer Park. The length along the segments are as follows: A2 equals 1,090 LF; B equals 2,220 LF; D equals 1,630 LF and the Palermo Spur equals 1,775. All segments will have a 10 ft wide asphalt surface and 1-to-2-foot gravel shoulders.

The purpose of this scope is to conduct cultural resources analyses needed to comply with Section 106 of the National Historic Preservation Act. The analyses will supplement and extend previous analyses completed by SWCA (Shantry and Piper 2012) and SWCA (Hannum and Shantray 2017).

This work shall also include The Deschutes Valley Trail Reclaimed Water Extension system as part of the Lacey, Olympia, Tumwater, Tumwater (LOTT) partnership. This extension system will be an 18” diameter reclaimed water main and will extend the portion that runs through Segment C starting at the Booster Station within the Valley Golf Course and runs to the Deschutes Valley Park Trail Spur. This main line is approximately 4,000 LF in length and shall parallel the trail alignment.

TASK 1: PROJECT MANAGEMENT, SECTION 106 REGULATORY ASSISTANCE AND CLIENT COORDINATION

The requirement for a permit from the US Army Corps of Engineers subjects the project to compliance with Section 106 of the National Historic Preservation Act. Under Section 106, USACE must consider the effects of the project on historic properties. The USACE follows the Appendix C process, meaning that it does not initiate Section 106 consultation prior to cultural resources studies. SWCA will prepare project introduction correspondence for the City to submit to SHPO and Affected Tribes (Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation) to advise them of the project and future Section 106 consultation under USACE. The correspondence will provide a project description, map of the proposed Area of Potential Effects (APE) for the project, and proposed methods for evaluating potential effects.

TASK 2: BACKGROUND RESEARCH

SWCA will conduct background research of the Segment A2, B, D, and Palermo Spur trail segments, with a main goal to identify the probability for buried archaeological sites to be present within the project area. Research will include a records check at the Department of Archaeology and Historic Preservation’s (DAHP) WISAARD database to identify any archaeological sites or historic structures within the project area. Other sources may include available nearby geotechnical data, the University of Washington Libraries, and SWCA’s internal library. SWCA previously conducted background research for other segments of the trail, which will form the basis for this work.

TASK 3: ARCHAEOLOGICAL SURVEY

SWCA will conduct archaeological surveys along Segments A2, B, D, and Palermo Spur. Prior to the survey, SWCA will request the completion of a One-Call utility locate in accordance with Washington State law. Archaeological survey shall consist of pedestrian reconnaissance (“surface survey”) and excavation of up to 12 shovel probes at previously unprobed locations deemed to be “high probability” for buried archaeological resources by the consultant, based on its observations during the pedestrian reconnaissance. During pedestrian reconnaissance, SWCA will

assess the presence/absence of culturally modified trees (CMTs). Probes will be excavated using a round nosed shovel with spoils screened on to a tarp. Probes will measure 30-40 cm in diameter and extend to 1) 1.0 meter; 2) intact glacial deposits, or 3) until impassable conditions are encountered (whichever comes first). Artifacts (if encountered) will be documented in the field; surface artifacts will be left in place, excavated artifacts will be reburied in the shovel probe from which they originated. Probes will be backfilled upon completion. Up to two archaeological sites will be recorded on a DAHP Archaeological Site Form.

TASK 4. ARCHITECTURAL HISTORY ASSESSMENT

Tumwater Falls Park is older than 50 years and, therefore, meets the minimum age threshold for listing on the National Register of Historic Places and needs to be studied as part of this undertaking for compliance with Section 106 of the NHPA.

SUBTASK 4A. ARCHITECTURAL HISTORY BACKGROUND RESEARCH

SWCA Architectural Historians will conduct a mixture of in-person and digital research on the history of the region and the individual properties located in the APE, specifically those properties located within Tumwater Falls Park. The background research will include a search of online newspaper articles, archival documents, historical maps, photographs, building permits, and other relevant information available from local libraries, historical societies, and a variety of online repositories and databases.

SUBTASK 4B. ARCHITECTURAL SURVEY & DOCUMENTATION

SWCA will conduct an architectural history/built environment survey of the APE, focused on the historic- age properties present. SWCA staff will conduct a Historic Property Inventory (HPI) of the Tumwater Falls Park, document it on a SHPO HPI form, and provide a recommendation regarding its eligibility for listing in the National Register of Historic Places (NRHP), as well as an analysis of potential effects of the project to the park, including any impacts to its historic integrity. The documentation will be conducted and reviewed by our team of architectural historians who meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History. All documentation will be prepared in accordance with guidance published by DAHP and the National Park Service.

TASK 5. REPORT

SWCA will prepare a Cultural Resources Report that will meet the reporting standard requirements of DAHP and the Secretary of the Interior and assist in meeting the requirements of the Section 106 review. The report will supplement and extend background research previously prepared by SWCA. In preparing the report, the consultant will review and incorporate, as needed, project designs, maps, descriptions, and existing and new geotechnical borings. The report will provide results of the archaeological survey and HPI, recommendations regarding the NRHP eligibility of cultural resources, and recommendations for any follow-on work. If approved by the city and the USACE, SWCA will submit the final Cultural Resources Report to WISSARD for DAHP review.

TASK 6. INADVERTENT DISCOVERY PLAN

SWCA will prepare an Archaeological Resources Inadvertent Discovery Plan (IDP) for use during project construction. The IDP will contain any special provisions required by USACE

DELIVERABLES

- Draft and final SHPO/Tribal letter and map.
- Draft and final archaeological site forms.
- Draft and final Historic Property Inventory form.

- Draft and final Cultural Resources Assessment Technical Report.
- Draft and final Archaeological Resources Inadvertent Discovery Plan.

COST ESTIMATE

SWCA proposes to complete the scope of work detailed above on a time-and-material, not-to-exceed total of \$47,539.

TASK	NTE AMOUNT
TASK 1: PROJECT MANAGEMENT, SECTION 106 REGULATORY ASSISTANCE AND CLIENT COORDINATION	\$3,249
TASK 2: BACKGROUND RESEARCH	\$3,912
TASK 3: ARCHAEOLOGICAL SURVEY	\$8,445
TASK 4: ARCHITECTURAL HISTORY ASSESSMENT	\$19,036
TASK 5: REPORT	\$10,929
TASK 6: INADVERTENT DISCOVERY PLAN	\$1,968
Total	\$47,539

ASSUMPTIONS

Our cost estimate is based on the following assumptions:

- Up to 12 shovel probes will be excavated. No subsurface site boundary delineation will be necessary.
- USACE will consult with SHPO, Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation.
- City will obtain/furnish rights-of-access.
- City will notify Squaxin Island Tribe, Cowlitz Indian Tribe, Nisqually Indian Tribe, and Confederated Tribes of the Chehalis Reservation of the survey and invite representatives to observe the work.
- Up to 2 archaeological sites will be encountered and recorded. CMTs may be recorded as an archaeological site.
- Golf Course will have been recorded and evaluated for NRHP under cultural resources assessment for Segment C.
- Up to one cultural resources technical report will be developed under this scope of work including both archaeological investigation results and architectural history assessment results.
- Up to one inadvertent discovery plan will be developed under this scope of work.
- Up to 1 HPI form will be prepared for Tumwater Falls Park.
- The HPI will be conducted at the Reconnaissance Level, as outlined by DAHP.

- The consultant will review existing and new geotechnical data for the project, but will not conduct archaeological monitoring during new geotechnical investigations.
- City will be allowed one round of review on all draft deliverables.
- Document revisions will require up to 4 hours of SWCA labor to address.
- No mitigation tasks are included in this scope.
- SWCA's ability to conduct fieldwork will be unimpeded by access restrictions (e.g., fences, locked gates, etc.), road construction, wildfires and air quality, landowner restrictions, COVID-related restrictions, or any other factor(s) outside of SWCA's control.
- No artifacts will be collected or curated. If necessary SWCA will collect and prepare artifacts for curation under a new scope of work and for an additional fee.



Standard Rate Schedule



2025 LABOR CATEGORIES AND BILLING RATES

Professional Consulting Services

Cultural Resources	Graphics/Media Production
Environmental Resources	GIS/CADD Resources
Paleontology	Technical Writing/Editing
Scientific Resources	Air Quality
Planning Resources	Training/Facilitating
Engineering and Special Services	

Subject Matter Expert IV.....	\$293.00	Specialist VIII.....	\$158.00
Subject Matter Expert III.....	\$268.00	Specialist VII.....	\$147.00
Subject Matter Expert II.....	\$242.00	Specialist VI.....	\$137.00
Subject Matter Expert I.....	\$230.00	Specialist V.....	\$123.00
Specialist XII.....	\$226.00	Specialist IV.....	\$114.00
Specialist XI.....	\$207.00	Specialist III.....	\$104.00
Specialist X.....	\$189.00	Specialist II.....	\$91.00
Specialist IX.....	\$169.00	Specialist I.....	\$77.00

Direct expenses are subject to a 15% administrative markup and subcontractor expenses are subject to a 20% administrative markup. These rates do not apply to depositions or testimonies at administrative hearings and trials. Such activities fall under our Expert Witness rates, which vary by state.

Overtime is invoiced at 1.2 times standard rates.
Per Diem is billed at the then-current GSA rate at time of billing.
Mileage is billed at the then-current IRS mileage rate at time of billing.

Rate Schedule: 2025 Standard Rates

Columns A-E are for internal reference and are outside of the print area for proposals.

Project Budget Summary

Project Name:	Deschutes Segment A2,B,D, Palermo
Project No.:	[Enter Project Number Here]
Annual Rate Escalation:	0%
Project Start (est.):	
Project End (est.):	



															Totals			Phase 01	
															Total All Phases				
LABOR																			
Office	Name	Project Role	Discipline Short	Level Short	Discipline	Level	Rate	Hours	Charge	% of Total Project	% of Labor Hrs	% of Lbr Charge	Hours	Charge					
							\$ -	-	\$ -	0.0%	0.0%	0.0%	-	\$ -					
							\$ -	-	\$ -	0.0%	0.0%	0.0%	-	\$ -					
GEN	General Biller				Accounting - Billing		\$ 104.00	-	\$ -	0.0%	0.0%	0.0%	-	\$ -					
GEN	General Technical Editor				Technical Writer/Editor		\$ 169.00	-	\$ -	0.0%	0.0%	0.0%	-	\$ -					
POR	Carroll, Amanda		CR	S11	Cultural Resources	Specialist XI	\$ 207.00	4.00	\$ 828.00	1.7%	1.3%	1.8%	4.00	\$ 828.00					
POR	Markus, David		CR	S10	Cultural Resources	Specialist X	\$ 189.00	4.00	\$ 756.00	1.6%	1.3%	1.7%	4.00	\$ 756.00					
POR	Mulholland, Meghan		CR	S09	Cultural Resources	Specialist IX	\$ 169.00	48.00	\$ 8,112.00	17.1%	15.7%	17.9%	48.00	\$ 8,112.00					
POR	McIlhannymiller, Katie		CR	S05	Cultural Resources	Specialist V	\$ 123.00	64.00	\$ 7,872.00	16.6%	20.9%	17.4%	64.00	\$ 7,872.00					
POR	Butler, Caele		CR	S06	Cultural Resources	Specialist VI	\$ 137.00	28.00	\$ 3,836.00	8.1%	9.2%	8.5%	28.00	\$ 3,836.00					
POR	Held, Rhannon		TW	S07	Technical Writer/Editor	Specialist VII	\$ 147.00	8.00	\$ 1,176.00	2.5%	2.6%	2.6%	8.00	\$ 1,176.00					
POR	Chatfield, Catherine		GS	S08	GIS/CADD	Specialist VIII	\$ 158.00	18.00	\$ 2,844.00	6.0%	5.9%	6.3%	18.00	\$ 2,844.00					
POR	Self, Katie		AD	S03	Administration	Specialist II	\$ 104.00	1.00	\$ 104.00	0.2%	0.3%	0.2%	1.00	\$ 104.00					
POR	Vallejo, Ricardo		CR	S04	Cultural Resources	Specialist IV	\$ 114.00	24.00	\$ 2,736.00	5.8%	7.9%	6.0%	24.00	\$ 2,736.00					
	Cook, Dairdre		PC	S06	Project Controls	Specialist VI	\$ 137.00	0.50	\$ 68.50	0.1%	0.2%	0.2%	0.50	\$ 68.50					
SAC	Mark, Trevor		CR	S06	Cultural Resources	Specialist VI	\$ 137.00	40.00	\$ 5,480.00	11.5%	13.1%	12.1%	40.00	\$ 5,480.00					
SLC	Olson, Christina		CR	S09	Cultural Resources	Specialist IX	\$ 169.00	-	\$ -	0.0%	0.0%	0.0%	-	\$ -					
SAC	Herrick, Dan		CR	S12	Cultural Resources	Specialist XII	\$ 226.00	6.00	\$ 1,356.00	2.9%	2.0%	3.0%	6.00	\$ 1,356.00					
SAC	Demarais, LC		CR	S09	Cultural Resources	Specialist IX	\$ 169.00	60.00	\$ 10,140.00	21.3%	19.6%	22.4%	60.00	\$ 10,140.00					
Labor Subtotal								305.50	\$ 45,308.50	95.3%	100.0%		305.50	\$ 45,308.50					
Communication Fee - % of Labor							0%		\$ -	0.0%			\$ -						
Labor Total								305.50	\$ 45,308.50	95.3%			305.50	\$ 45,308.50					
TRAVEL EXPENSES																			
					Description	Unit	Rate	# Units	Charge	% of Total Project				# Units	Charge				
					Car / Full Size Truck Rental Daily	Per Day	70.00	7.00	\$ 490.00	1.0%				7.00	\$ 490.00				
					Car / Full Size Truck Rental Weekly	Per Week	420.00	-	\$ -	0.0%				-	\$ -				
					Car / Full Size Truck Rental Monthly	Monthly	1,680.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Daily	Half Ton, Per Day	75.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Weekly	Half Ton, Per Week	450.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Monthly	Half Ton, Per Month	1,800.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Daily	3/4 Ton, Per Day	85.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Weekly	3/4 Ton, Per Week	510.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Monthly	3/4 Ton, Per Month	2,040.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Daily	Full Ton, Per Day	95.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Weekly	Full Ton, Per Week	570.00	-	\$ -	0.0%				-	\$ -				
					4x4 Truck Monthly	Full Ton, Per Month	2,280.00	-	\$ -	0.0%				-	\$ -				
					Lodging/Housing	Per Day	175.00	4.00	\$ 700.00	1.5%				4.00	\$ 700.00				
					Mileage	Per Mile	\$ 0.700	-	\$ -	0.0%				-	\$ -				
					Airfare	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Rental Car Gasoline	Rate / Unit or Lump Sum	\$ 3.20	80.00	\$ 256.00	0.5%				80.00	\$ 256.00				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Travel Expenses Subtotal				\$ 1,446.00	3.0%					\$ 1,446.00				
					Travel Expenses Markup		15%		\$ 216.90	0.5%					\$ 216.90				
					Per Diem	per day	\$ 68.00	7.00	\$ 476.00	1.0%				7.00	\$ 476.00				
					Travel Expenses Total				\$ 2,138.90	4.5%					\$ 2,138.90				
OTHER EXPENSES																			
					Description	Unit	Rate	# Units	Charge	% of Total Project				# Units	Charge				
					Supplies	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Copies - B&W (in-house)	Per Copy	\$ 0.10	-	\$ -	0.0%				-	\$ -				
					Copies - Color (in-house)	Per Copy	\$ 1.00	-	\$ -	0.0%				-	\$ -				
					Graphic Plots	Per Plot	\$ -	-	\$ -	0.0%				-	\$ -				
					Permits	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Postage	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Arenometer	Per Day	\$ 3.00	-	\$ -	0.0%				-	\$ -				
					Curation	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Tablet + Geode	Per Day	\$ 40.00	2.00	\$ 80.00	0.2%				2.00	\$ 80.00				
					Records Search	Rate / Unit or Lump Sum	\$ 25.00	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%				-	\$ -				
					Misc.	Rate / Unit or Lump Sum	\$ -	-	\$ -	0.0%									

TO: Public Works Committee
FROM: Jared VerHey, Capital Projects Manager
DATE: September 18, 2025
SUBJECT: Service Provider Agreement with TCF Architecture, PLLC, for the City Operations and Maintenance Facility Design Amendment No. 1

1) Recommended Action:

Place the Service Provider Agreement Amendment No. 1 with TCF Architecture, PLLC, for the City Operations and Maintenance Facility Design on the October 7, 2025, City Council meeting on considerations with a recommendation to approve and authorize the Mayor to sign.

2) Background:

In 2014, the City acquired property at 79th Avenue and Trails End Drive (former Trails End Arena) for the purpose of locating a future Public Works Facility.

In 2016, the City entered into a Service Provider Agreement (SPA) with TCF Architecture for development of a Master Plan for the site and the pre-design work necessary to determine space needs, a preferred site alternative, including identification of potential park opportunities, conceptual building designs, project estimates, and community engagement. During this process, the City decided to defer relocating Transportation and Engineering (TED) and Water Resources and Sustainability (WRS) office staff to the new facility until a later date to bring down initial costs.

In 2023, the City entered into a new SPA with TCF Architecture for further development of the preferred site alternative selected during master planning. The scope of work included 100% plans, specifications and estimate (PS&E). A part of the PS&E development included building plans for a new approximately 8,000 SF Administration Building intended to house TED and WRS Operations staff. The Administration Building was designed for future expansion to eventually house all TED and WRS office staff. The fees for the original SPA totaled \$2,450,000 and were based on the 2015 Office of Financial Management (OFM) Guidelines.

Over the past several years, the size of Tumwater's workforce has expanded in response to growth in population and associated public services. As a result, through development of the 2025-2026 budget, several new positions were added across various departments to ensure the City can continue to provide essential services and pursue Council priorities for Tumwater's growing population. With City facilities already exceeding staff workspace capacity, some departments/divisions have had to relocate to leased office space. There are still several positions that have not been filled, and it is likely the City's workforce will continue to increase as projected growth happens, resulting in a potential need for more leased space.

The long-term plan is to increase the size of City Hall, however, that is an effort that cannot be undertaken for several years due to capacity and cost. To address the immediate need for additional workforce capacity, staff evaluated other short and mid-term solutions centered on relocating additional staff to satellite office spaces. It was determined the most practical and responsible solution is to relocate TED and WRS office staff to the new Public

Works Facility now rather than in the future, for several reasons:

- Construction of the Public Works Facility will require debt financing, and it is more cost effective to build and finance a facility that meets long-term needs;
- It is already a planned move that is going to need to occur in less than ten years;
- There is an active project to expedite the timeline;
- It eliminates the need to further separation of departments and functions;
- It allows WRS office staff to be relocated from leased space to a City-owned facility; and,
- It frees up much of the basement office space for other City departments/staff.

In 2024, design efforts were shifted to evaluating space needs to include TED and WRS office staff in the new Public Works Facility so cost estimates could be presented to Council. City staff worked in cooperation with TCF on the development of a new Administration Building floor plan. The proposed revisions to the Administration Building increase the size of the building from the original 8,000 SF to approximately 24,400 SF. The proposed revisions add an estimated \$8.4 million to the construction cost. While this is a large expense, the project will be debt-financed and the difference in annual cost for debt service is much more manageable. The plan significantly decreases long-term costs by eliminating the need for leased office space and opening up existing office space at City Hall, currently occupied by TED office staff.

Amendment No. 1 reflects the efforts to redesign Building A and update the surrounding site design resulting from the increased building footprint. A continued relationship with TCF Architecture to design the facilities will provide continuity in concepts and design. The design fee to redesign Building A, revise the civil site plans, landscape and irrigation plans, specifications, and cost estimate is \$1,247,727 and is based on the 2015 OFM Guidelines.

Design completion is anticipated in April 2026. Construction is anticipated to occur from late 2026 to 2028.

3) Policy Support:

- A. Build a Community Recognized for Quality, Compassion and Humanity
- F. Refine and Sustain a Great Organization.

4) Alternatives:

- ☐ Do not sign the supplemental agreement.

5) Fiscal Notes:

This supplement will increase the original contract maximum amount payable from \$2,450,000 to \$3,697,727, an increase of \$1,247,727.

This project and the funding necessary to complete this work are included in the General Governmental, Water, Sewer, and Storm Capital Facility Plans. Project funding is split 33% General Fund, 33% Water, 17% Sewer, and 17% Storm.

6) Attachments:

- A. Service Provider Agreement Amendment No.1 with TCF
- B. Original Service Provider Agreement

**FIRST AMENDMENT
TO
SERVICE PROVIDER AGREEMENT
FOR
CITY OPERATIONS AND MAINTENANCE FACILITY DESIGN**

This First Amendment ("Amendment") is dated effective this _____ day of _____, 2025, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation ("CITY"), and TCF ARCHITECTURE, PLLC., a Washington limited liability company ("SERVICE PROVIDER").

A. The CITY and the SERVICE PROVIDER entered into a Service Provider Agreement dated effective June 7, 2023, whereby the SERVICE PROVIDER agreed to provide architecture services ("Agreement").

B. Section 14 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

C. The CITY and the SERVICE PROVIDER desire to amend the Agreement to provide additional services described in Attachment A-1 of the Agreement by extending the term of the Agreement and increasing the compensation paid to the SERVICE PROVIDER.

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. SCOPE OF SERVICES.

Section 1 of the Agreement is amended to provide for additional services as more particularly described and detailed in Exhibit "A-1," attached hereto and incorporated herein.

2. TERM.

Section 2 of the Agreement shall be amended to extend the term of the Agreement until December 31, 2026.

3. COMPENSATION.

In consideration of the SERVICE PROVIDER continuing to provide the services described in Section 1 of the Agreement and providing the additional services described in Exhibit "A-1" during the extended term of the Agreement, Section 4.C. shall be amended to increase the compensation paid to the SERVICE PROVIDER by an additional amount not to exceed One Million Two Hundred Forty-Seven Thousand Seven Hundred Twenty-Seven and 00/100 Dollars (\$1,247,727.00). The total amount payable to the SERVICE PROVIDER pursuant to the original Agreement and this First Amendment shall be an amount not to exceed Three Million Six Hundred Ninety-Seven Thousand Seven Hundred Twenty-Seven and 00/100 Dollars (\$3,697,727).

4. FULL FORCE AND EFFECT.

All other terms and conditions of the Agreement not modified by this Amendment shall remain in full force and effect.

DATED the effective date set forth above.

CITY:

CITY OF TUMWATER
555 Israel Road SW
Tumwater, WA 98501

SERVICE PROVIDER:

TCF ARCHITECTURE, PLLC
902 N 2nd Street
Tacoma, WA 98403-1931
UBI No. 601-592-500
Phone No. 253-572-3993

Debbie Sullivan
Mayor

Signature (Notarized – see below)
Printed Name:
Title:

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

I certify that I know or have satisfactory evidence that _____(name) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____(title) of _____(company) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

Notary Public in and for the State of
Washington,
My appointment expires: _____



CITY OF TUMWATER
SCOPE OF SERVICES – BASIC & ADDITIONAL SERVICES
AMENDMENT 2 - BUILDING A REDESIGN

GENERAL

1. This proposal is for the Building A redesign scope and is an amendment to the original SERVICE PROVIDER agreement and original scope and fees which are still applicable.

2. **Cost of the Work:** For Building A Redesign only.

(MACC Budget): The Initial Maximum Allowable Construction Cost ("MACC") budget exclusive of "soft costs" (sales tax, professional services, permit fees, management reserve contingencies, special equipment, furnishings, etc.) is estimated at approximately \$13,660,000 per the provided cost estimate.

Bid Alternates: No Building A alternates are included.

A/E Fee Methodology: This MACC value is the basis for determining the cost of the basic architect/engineer fees based on the OFM guidelines. See attachment B for the summary basic and additional service fees.

Hourly Rates: Maximum hourly rates for hourly NTE services;

- Principal rate: \$350/hr
- Staff rate: \$250 Max/hr

PROJECT MANAGEMENT AND ADMINISTRATION

1. Throughout each of the phases covered under these Services, the SERVICE PROVIDER shall manage and coordinate the Design Team, collaborate with the CITY, facilitate meetings, conference calls, and conduct other activities as listed in the OFM Guidelines for basic services.

Activities & Deliverables:

Schedule: Design schedule management, overall team coordination, data management, and other administrative tasks as needed to complete the Services and as noted in the OFM guidelines.

Meetings/presentations: Attend and facilitate meetings throughout the project phases as appropriate and necessary to ensure the timely progress of the Services.

SCHEMATIC DESIGN (SD)

1. **SD Phase General Scope of Services:** Including those items listed in the OFM Guidelines for basic services, the Schematic Design Documents will include further develop and confirm the site adjustments and building A design (See Exhibit A.1 and A.2), identify major materials, basic structural systems, HVAC, plumbing and electrical systems, low voltage systems, civil systems, and specialty equipment. Deliverables will be in the form of preliminary drawings for each design discipline, including reference notes to identify systems, materials, conditions, and overall scope of the project, etc. for basic and additional services. Design includes:

Site: Redevelopment of the site to accommodate the building A redesign.

Building: Building A Redesign

Meetings: Expect meetings to confirm site and building plan layouts, general architectural and engineered system designs.

2. **Permitting Agency Coordination:** The SERVICE PROVIDER shall coordinate with the Authority Having Jurisdiction (AHJ). Per previous discussions with the AHJ, the project is an allowed use, so no CUP or other special permitting is required as part of this submittal. Any special permitting will be an additional service.
2. **Cost Estimating:** A Schematic level parametric cost estimate shall be prepared reflecting the scope of the Project indicated in the SD Documents. THE SERVICE PROVIDER shall advise the CITY of possible adjustments to the MACC budget, and provide recommendations as appropriate to meet the CITY's budget goals. A project "Base Bid" scope and budget will be finalized, along with any possible Alternate Bid items.
3. **Consultants:** See sub-consultants' scope of work including basic and additional services and OFM guidelines.
4. **Presentations:** Appropriate presentations of schematic basic services documentation
5. **Renderings (additional service):** 3D renderings illustrating exterior mass and basic materiality to aid in the selection of colors and understanding of building form.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Schematic Design Documents will include,

- Schematic Design level, two-dimensional architectural drawings for the site and each structure, generally including floor plans, building sections, elevations, and other two-dimensional images as appropriate to convey the design intent.
- Schematic Design level drawings for engineering items including structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and equipment systems as described in the OFM Guidelines.
- 50% SD Document Progress Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- 100% SD Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.



- Three-dimensional exterior architectural massing graphics and illustrations to convey design intent in 2 – 4 images (Additional Service)

SD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.

DESIGN DEVELOPMENT (DD)

1. **DD Phase:** Based on the CITY'S written approval of the Schematic Design Documents updated Cost Estimate and Including those items listed in the OFM Guidelines for basic services, The SERVICE PROVIDER shall move into the design development phase. The DD Documents shall illustrate, and describe the development of the approved Schematic Design Documents, further identifying specific materials, products, size and appearance of the project by means of plans, sections, elevations, and details in 2D. The Design Development Documents will include new, if any, basic manufacturer's products or systems literature describing the expected performance, quality, and character of materials, systems and products creating an outline spec. If new materials, the new physical materials samples and color studies shall be provided for the selection of both interior and exterior materials. Other services and deliverables are further described in the various Scopes of Services proposals provided by each sub-consulting team member.
2. **Permitting Agency Coordination:** In preparation for Plan Review submittals and final permitting, the SERVICE PROVIDER may further coordinate with the AHJ if allowed and provide updated research of applicable codes and site development regulation & requirements for the project.
3. **Cost Estimating:** A DD level parametric cost estimate shall be prepared reflecting the scope of the Project indicated in the DD Documents. The SERVICE PROVIDER shall advise the CITY of possible adjustments to the MACC budget and provide recommendations as appropriate to meet the CITY's budget goals.
4. **Renderings (additional service):** 3D renderings illustrating key interior spaces showing mass and basic materiality to aid in the selection of colors and understanding of interior spaces.
5. **Consultants:** See sub-consultants' scope of work including basic and additional services and OFM guidelines.
6. **Presentations:** Appropriate presentations of design Development basic services documentation.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Design Development Design Documents will include;

- Design Development level, two-dimensional architectural drawings for building A, generally including floor plans, wall and building sections, elevations, and other two-dimensional images as appropriate to convey the design intent.
- Design Development level drawings for engineering items including structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and specialty equipment as described in the OFM Guidelines.



- Updated Color and Material Board showing main materials for review and approval. Comments from the CITY are requested within one week in order to stay on schedule.
- Three-dimensional Interior architectural design graphics showing design, materials, and colors (1-2 images) (Additional Services)
- For new materials, if any, outline specification using product Cutsheets to establish design intent for review and approval. Comments from the CITY are requested within one week in order to stay on schedule.
- DD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.
- 50% DD Coordination Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- 100% DD Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.

CONSTRUCTION DOCUMENTS (CD)

1. **CD Phase:** Based upon the CITY's written approval of the Design Development documents' updated cost estimate, and confirmed Base Bid Scope and any Alternate Bid items and Including those items listed in the OFM Guidelines for basic services, the SERVICE PROVIDER shall move into the Construction Document phase. The Construction Documents will include preparation of drawings and specifications, setting forth in detail the requirements for the Project bidding, permitting, and construction.
2. **Permit Coordination:** Including those items listed in the OFM Guidelines for basic services, the SERVICE PROVIDER shall coordinate the plan review and permit process including the submittal of required documents to the AHJ, and will be the primary point of contact for permitting agencies. The CITY, as the Owner, shall be responsible for signing all applicable permit documents as required by the AHJ, unless the SERVICE PROVIDER can sign on behalf of the CITY.

Permit Fees: The CITY shall be responsible for direct payment of all permit and plan review fees to all governing/permitting agencies.

Submittal Documents: The SERVICE PROVIDER shall provide completed permit application(s), site and building design drawings, specifications, structural calculations, energy code compliance calculations, storm water management report and geotechnical reports as indicated in the scope of Services. Per previous conversations with the AHJ there are no special permits needed for the project.

Comment Response: The SERVICE PROVIDER shall provide written responses to agency plan review comments, and revise documents as needed for permit acquisition. The CITY shall provide other documents if required by the AHJ.

3. **Cost Estimating:** An updated CD level parametric estimate for the Cost of the Work shall be prepared, reflecting the scope of the Project indicated in the CD Documents and organized by Base Bid and Alternate Bid items. The SERVICE PROVIDER shall advise the CITY of any final adjustments to the MACC, and provide recommendations as appropriate to meet the CITY's Project goals and budget.



4. **Project Manual / Specifications:** Update and provide new technical specification sections as needed.
5. **Bid Document Distribution:** The SERVICE PROVIDER shall provide all Bidding Documents to an electronic plan center for uploading to an on-line document distribution service such as ARC plan center or Builders Exchange etc. The CITY will be responsible for direct payment to the plan center.
6. **Consultants:** See sub-consultants' scope of work including basic and additional services and OFM guidelines.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Construction Documents will include,

- Construction Document level, two-dimensional architectural drawings for each structure, generally including floor plans, wall and building sections, elevations, details, and other two-dimensional images as appropriate to convey the design intent.
- Construction Document level drawings for all buildings for structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and equipment systems
- Fully compiled Project Manual / technical specifications book. Comments from the CITY are requested within one week in order to stay on schedule.
- CD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.
- 80% CD Coordination, Cost Estimating, and Building Permit Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- 100% CD/Bid Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.

BIDDING PHASE - See original proposal

CONSTRUCTION ADMINISTRATION – See original agreement

BUILDING A REDESIGN PRELIMINARY SCHEDULE

1. As noted in our discussions TCF can start redesign services of building A redesign as soon as October, 2025. Below is an approximate schedule that is anticipated for design. This schedule will be updated at each phase and throughout the project as necessary.

○ Project NTP	TBD
○ Schematic Design:	2 months
○ Design Development:	2 months
○ Construction Documents:	2 months

ADDITIONAL SERVICES – HOURLY NTE (TCF)

1. **AS-.01: Bldg. A Redesign Site Adjustments and Coordination:** SD phase redesign of affected site areas including around building A and the east parking lot. Review and coordination of revised site items completed by civil and landscape. Site impacts code review and coordination.
2. **AS-.02: Bldg. A Redesign Conformed Drawings:** Provide building A conformed drawings to include a full drawing and specification set of all adjustments made during bidding phase for use by the City, GC and TCF during construction.
3. **S-.03: Bldg. A Redesign Record Drawings:** Provide architectural building A PDF and CAD files to the City to include adjustments made during construction.
4. **AS-.04: Bldg. A Redesign Renderings / Special Graphics:** During SD provide up to (2) 3D renderings illustrating exterior mass and basic materiality to aid in the selection of colors and understanding of building form. During DD provide up to (2) 3D renderings to generally illustrate interior mass and basic materiality to aid in the selection of colors and materials.
5. **S-.05: Bldg. A Redesign Permitting during CA for all Buildings and Site:** Includes permit submittal of the site and each building, excluding Building A. This did not occur during the original contract because it was decided to submit during the construction phase. This is intended to cover that scope that did not occur during the original contract.
6. **AS-.06: Bldg. A Redesign Post Permit/Prior to Biding Phase:** This will cover any discussions/ coordination that occurs between TCF and the City after design is complete and before the bidding phase begins.

Note:
On 1-23-25 a meeting with Brandon Hicks, Dan Smith, Bill Lindauer, Don Carney, and Steve Craig. We determined Option 1 was not the preferred option. We will select Option 2 with some minor revisions. See changes recommended.

EXHIBIT A.1



Project Title

O&M FACILITY

7842 TRAILS END DR SE
TUMWATER, WA 98501

Project Numbers
2023-012

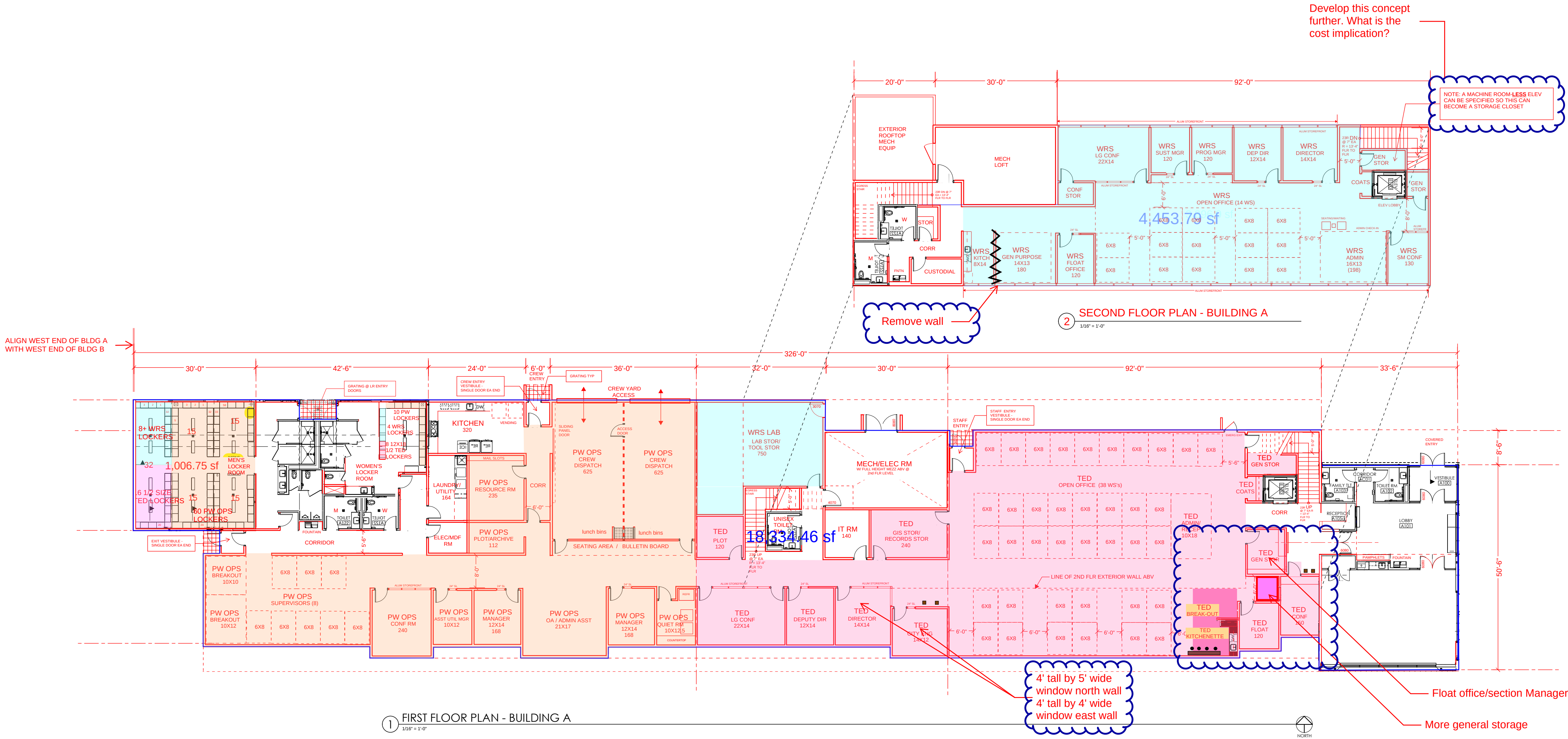
Issue & Revision Dates

100% SD	September 28, 2023
100% DD	December 22, 2023
50% CD	February 12, 2024
75% CD	March 1, 2024
AGENCY SET	April 26, 2024

BLDG A REDESIGN January 17, 2025

BUILDING A REDESIGN

EXHIBIT A.1



Sheet Title

FLOOR PLAN

OPTION 2

(ALTERNATE LAYOUT
AT ELEVATOR/MAIN
STAIR)

Drawn By

MP

Checked By

MP

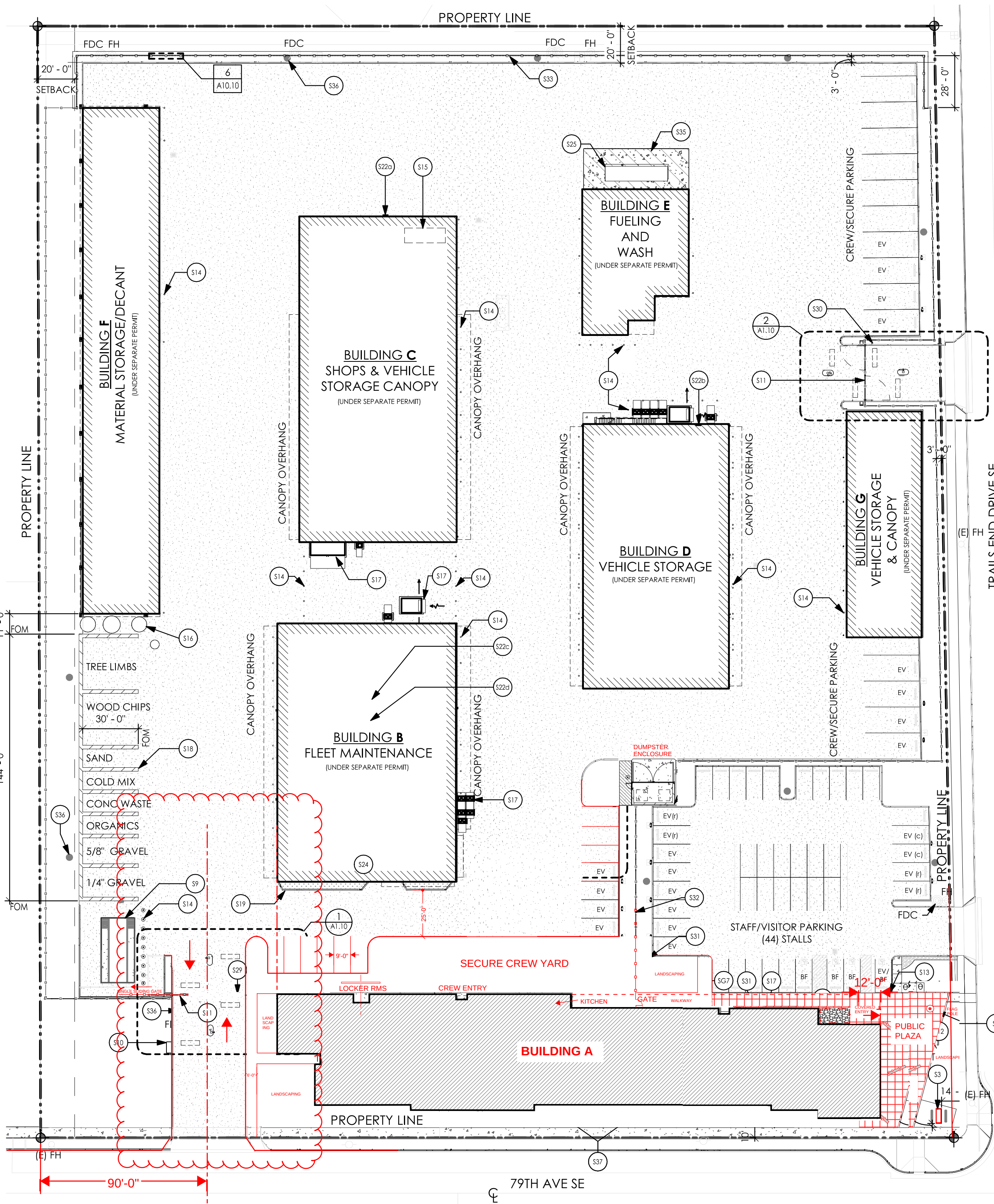
Sheet Number

A2.10

Sheet Number

Of

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated or disclosed without the written consent of the architect. Copyright © 2023 by TCF Architecture, PLLC. All rights reserved.



1 SITE PLAN
1" = 40'-0"

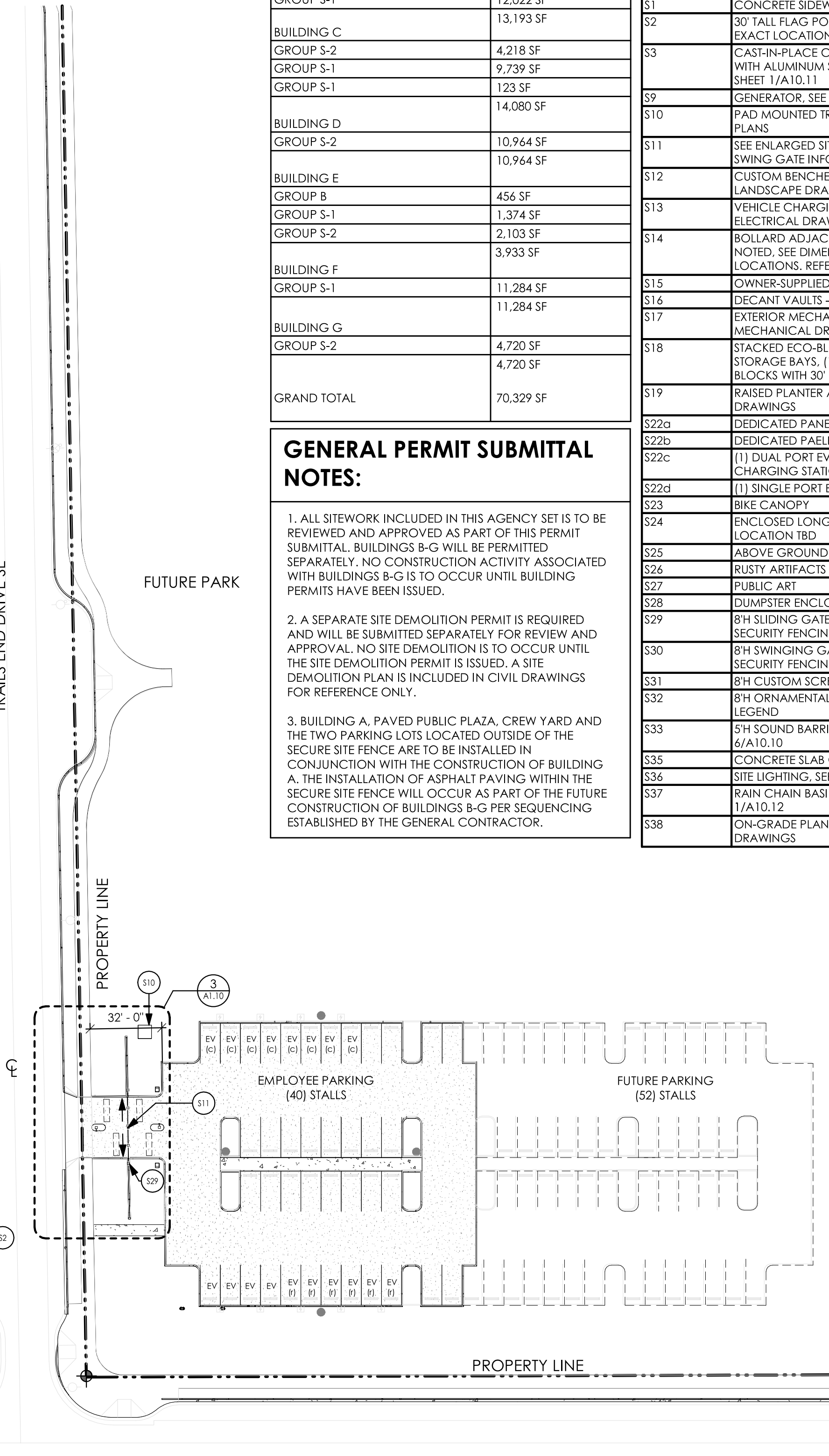
GROSS BUILDING AREAS	
BUILDING A	
EXTERIOR COVERED AREA	2,997 SF
GROUP A-2	805 SF
GROUP B	8,353 SF
	12,155 SF
BUILDING B	
GROUP B	1,171 SF
GROUP S-1	12,022 SF
	13,193 SF
BUILDING C	
GROUP S-2	4,218 SF
GROUP S-1	9,739 SF
GROUP S-1	123 SF
	14,080 SF
BUILDING D	
GROUP S-2	10,964 SF
	10,964 SF
BUILDING E	
GROUP B	456 SF
GROUP S-1	1,374 SF
GROUP S-2	2,103 SF
	3,933 SF
BUILDING F	
GROUP S-1	11,284 SF
	11,284 SF
BUILDING G	
GROUP S-2	4,720 SF
	4,720 SF
GRAND TOTAL	70,329 SF

GENERAL PERMIT SUBMITTAL NOTES:

1. ALL SITEWORK INCLUDED IN THIS AGENCY SET IS TO BE REVIEWED AND APPROVED AS PART OF THIS PERMIT SUBMITTAL. BUILDINGS B-G WILL BE PERMITTED SEPARATELY. NO CONSTRUCTION ACTIVITY ASSOCIATED WITH BUILDINGS B-G IS TO OCCUR UNTIL BUILDING PERMITS HAVE BEEN ISSUED.

2. A SEPARATE SITE DEMOLITION PERMIT IS REQUIRED AND WILL BE SUBMITTED SEPARATELY FOR REVIEW AND APPROVAL. NO SITE DEMOLITION IS TO OCCUR UNTIL THE SITE DEMOLITION PERMIT IS ISSUED. A SITE DEMOLITION PLAN IS INCLUDED IN CIVIL DRAWINGS FOR REFERENCE ONLY.

3. BUILDING A, PAVED PUBLIC PLAZA, CREW YARD AND THE TWO PARKING LOTS LOCATED OUTSIDE OF THE SECURE SITE FENCE ARE TO BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF BUILDING A. THE INSTALLATION OF ASPHALT PAVING WITHIN THE SECURE SITE FENCE WILL OCCUR AS PART OF THE FUTURE CONSTRUCTION OF BUILDINGS B-G PER SEQUENCING ESTABLISHED BY THE GENERAL CONTRACTOR.

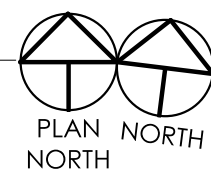


GATE SCHEDULE	
SG6	3'-0"x8'-0" SINGLE SWING GATE TO MATCH THE DECORATIVE WROUGHT IRON FENCING, MANUAL OPERATION W/PADLOCKABLE LATCH AND KNOX BOX PER SPECS
SG7	3'-0"x8'-0" SINGLE SWING GATE TO MATCH ADJACENT CUSTOM SCREEN WALL

KEYNOTES	
S1	CONCRETE SIDEWALK, PAVING, SEE CIVIL
S2	30' TALL FLAG POLE WITH DOWNLIGHTING, EXACT LOCATION TBD
S3	CAST-IN-PLACE CONCRETE MONUMENT SIGN WITH ALUMINUM SHROUD PER SITE DETAIL, SHEET 1/A10.11
S9	GENERATOR, SEE ELECTRICAL DRAWINGS
S10	PAD MOUNTED TRANSFORMER, SEE ELECTRICAL PLANS
S11	SEE ENLARGED SITE PLANS FOR SLIDING AND SWING GATE INFORMATION
S12	CUSTOM BENCHES AND PAVING PATTERN PER LANDSCAPE DRAWINGS
S13	VEHICLE CHARGING STATION, SEE CIVIL AND ELECTRICAL DRAWINGS
S14	BOLLARD ADJACENT TO BUILDINGS, OR AS NOTED, SEE DIMENSION FLOOR PLANS FOR LOCATIONS, REFERENCE SITE DETAILS
S15	OWNER-SUPPLIED 40 YARD DUMPSTER
S16	DECANT VAULTS - SEE BLDG F
S17	EXTERIOR MECHANICAL EQUIPMENT - REFER TO MECHANICAL DRAWINGS
S18	STACKED ECO-BLOCKS 6' HIGH FOR MATERIAL STORAGE BAYS, (144 LINEAR FEET OF 6' LONG BLOCKS WITH 30' LONG DIVIDER WALLS)
S19	RAISED PLANTER AND SEATING PER LANDSCAPE DRAWINGS
S22a	DEDICATED PANELBOARD FOR FUTURE (8) EV'S
S22b	DEDICATED PANELBOARD FOR FUTURE (X) EV'S
S22c	(1) DUAL PORT EV CAPABLE FOR FUTURE CHARGING STATION
S22d	(1) SINGLE PORT EV CHARGING STATION
S23	BIKE CANOPY
S24	ENCLOSED LONG TERM BIKE STORAGE LOCATION TBD
S25	ABOVE GROUND FUEL TANK
S26	RUSTY ARTIFACTS PLANTER
S27	PUBLIC ART
S28	DUMPSTER ENCLOSURE
S29	8'H SLIDING GATES TO MATCH DECORATIVE SECURITY FENCING
S30	8'H SWINGING GATES TO MATCH DECORATIVE SECURITY FENCING
S31	8'H CUSTOM SCREEN WALL PER LEGEND
S32	8'H ORNAMENTAL SECURITY FENCING PER LEGEND
S33	5'H SOUND BARRIER WALL PER LEGEND - SEE 6/A10.10
S35	CONCRETE SLAB @ ABOVE-GROUND FUEL TANK
S36	SITE LIGHTING, SEE ELECTRICAL DRAWINGS
S37	RAIN CHAIN BASIN, SEE PLAN AND DETAIL 1/A10.12
S38	ON-GRADE PLANTER PER LANDSCAPE DRAWINGS

LEGEND	
	CONCRETE PAVING AND WALKWAYS, SEE CIVIL & LANDSCAPE DRAWINGS
	BUILDING FOOTPRINT
	ASPHALT, SEE CIVIL DRAWINGS
	STAMPED CONCRETE DESIGN 1
	STAMPED CONCRETE DESIGN 2
	PLANTER
EV	EV CHARGING PARKING STALL
EV(i)	EV READY FOR FUTURE PARKING STALL
EV(c)	EV CAPABLE FOR FUTURE PARKING STALL
	8'H ORNAMENTAL WROUGHT IRON SECURITY FENCING AT STREET-FACE SIDES, TYP. ALL PERIMETER ORNAMENTAL FENCING TO HAVE A 6'-0" WIDE x 12" DEEP CONTINUOUS COMPACTED 1 1/4" ROCK BASE, FENCE CENTERED ON ROCK BASE, TYP.
	5'H SOUND BARRIER WALL
	8'H CUSTOM SCREEN WALL, TYP
	PROPERTY LINE
	DIRECTIONAL TRAFFIC ARROW - SEE CIVIL DRAWINGS
•CR	CARD READER AT POST, SEE ELECTRICAL DRAWINGS
•	8" DIA 42" TALL BOLLARD, SEE KEYNOTES
	VEHICULAR SIGNS - SEE CIVIL DRAWINGS
FH FDC PIV	FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION & POST INDICATOR VALVE - SEE CIVIL DRAWINGS, ALSO SEE CIVIL FOR BOLLARDS AROUND FH'S, FDC'S & PIV'S
	PROPERTY LINE
XX	SET BACK
	ROOF/CANOPY OVERHANG

PROPERTY DATA	
PROPERTY ADDRESS: BUILDING A: 1360 79TH AVE SE, TUMWATER, WA 98501 BUILDING B-G: 1360 79TH AVE SE, BLDG B-G	
WEST PARCEL CURRENT ADDRESS: 7842 TRAILS END DR SE, TUMWATER, WA 98501	
WEST PARCEL IDENTIFICATION #: 12712320400	
EAST PARCEL CURRENT ADDRESS: 1500 79TH AVE SE, TUMWATER, WA 98501	
EAST PARCEL IDENTIFICATION #: 12712320300 LOT NUMBER:	
WEST PARCEL SIZE: 302,450 SF (6.94 ACRES) EAST PARCEL SIZE: 28,460 SF (.65 ACRES)	
GENERAL COMMERCIAL ZONE: 18.22 PERMITTED USE: 18.22.020E	
WEST PARCEL TOTAL ACRES: +/- 6.6 IMPERVIOUS AREA: 5.18 ACRES - 78.5% PERVIOUS AREA: 1.42 - 21.5%	
EAST PARCEL TOTAL ACRES: +/- 1.21 ACRES IMPERVIOUS AREA: .8 ACRES - 66.1% PERVIOUS AREA: .41 ACRES - 33.9%	
MAXIMUM STRUCTURE HEIGHT: 65'	
NEW DEVELOPMENTS WITH NON-RESIDENTIAL USES ON SITES WITH A TOTAL SITE AREA GREATER THAN 1 ACRE MUST PROVIDE OPEN SPACE EQUAL TO AT LEAST 1% OF THE GROUND FLOOR NON-RESIDENTIAL BUILDING FOOTPRINT PLUS 1% OF THE "SITE AREA".	
SIGNAGE REQUIRES SEPARATE PERMIT	



BASIC SERVICES - Building A Redesign

Updated 7-10-25

Basis of Fee Calculations

Fee Methodology: The fees below are organized into two categories: Basic Services and Additional Services. **Basic Services** are those services provided by the Architect, Structural Engineer, the Mechanical/Electrical Engineer for the primary building normal building systems. Fees for the Basic Services are proposed as a percentage of construction cost, or, the MACC ("Maximum Allowable Construction Cost"). **Additional Services** are in addition to Basic Services and include, but are not limited to, civil engineering, special building system consulting (security, data/comm, audio-visual), and other specialty system services. This fee methodology closely follows the WA State Office of Financial Management (OFM) guidelines for determining Architect/Engineering fees for public works building projects. There is a credit in fee for reuse of specifications and details from the original building A design that are applicable to the building redesign.

Description	Area Qty	Unit	Unit Cost Per SF	Subtotal MACC	Fee % (Basic Services)	Estimated Fee	Remarks
				Estimate by the City	AE Fee Sched	Basic Services	July 2015 WA State OFM Fee Schedule
BUILDINGS							
Administration & Operations Building Redesign (Building A)	23,362			\$13,660,000	7.70%	\$1,051,820	Schedule B
Site Redesign (as impacted by bldg A redesign)							See additional services below
TOTAL BLDG MACC AND BASIC SERVICES EST.				\$13,660,000		\$1,051,820	

BASIC SERVICES - Distribution of Fees by Phase

Credits shown by phase

Schematic Design	18.00%	\$189,328	
Design Development	20.00%	\$210,364	-\$10,000 spec outline, coordination (Arch/MEP)
Construction Documents	31.00%	\$326,064	-\$37,000 specs and details (Arch/MEP)
Bidding	2.00%	\$21,036	-\$7,351 Bldg A original bidding fee
Construction Administration / Close-out	29.00%	\$305,028	-106,585 Bldg A original CA and close out fees
SUBTOTAL BASIC SERVICES FEES	100.00%	\$1,051,820	
Credit back on basic services fees			-\$160,936.00
TOTAL BASIC SERVICES FEES		\$890,884	

ADDITIONAL SERVICES

	Consultant Labor Fees	Add'l Services Subtotals	Remarks
EXTRA AND OTHER SERVICES (T & M)			
AS-0 Architecture - TCF Architecture, PLLC	\$166,350	\$166,350.00	
Bldg A Redesign Site Adjustments and coordination	\$27,850		Other Services,
Bldg A Redesign Conformed Drawings Bldg A (optional)	\$5,200		Post Bidding, Extra Services
Bldg A Redesign Record Drawings (optional)	\$8,900		Post Construction, Extra Services
Bldg A Redesign Renderings / Special Graphics (optional)	\$19,000		Assumed to span SD and DD design phases, Extra Services
Permitting during CA for all buildings and site	\$25,200		Other Services
Post Permit/Prior to bid	\$29,900		Extra services, Slush fund for use by the design team
10% Escalation on Original Bid fee	\$3,300		Other Services
10% Escalation on Original CA fee	\$47,000		Other Services
AS-1 Civil Engineering - SCJ Alliance	\$73,766	\$73,766.00	
Schematic Design	\$15,938		Other Services
Design Development	\$21,746		Other Services
Construction Documents	\$36,082		Other Services
AS-2 Landscape Architecture - Lyon	\$8,500	\$8,500.00	
Project Management	\$1,500		Other Services
Schematic Design	\$3,000		Other Services
Design Development	\$1,500		Other Services
Construction Documents	\$2,500		Other Services
SUBTOTAL ADDITIONAL SERVICES	\$248,616	\$248,616	
TCF Mark-up on Consultant Additional Services 10.00%		\$8,227	Does not include mark-up on TCF's additional services
TOTAL DESIGN SERVICES THROUGH CONSTRUCTION		\$1,147,727	
MANAGEMENT RESERVE FUND (MRF)			
Management Reserve Fund		\$100,000	
GRAND TOTAL		\$1,247,727	

ASSUMPTIONS AND EXCLUSIONS

Consultants: Limited to those included above. Other consultants and services may be added at a future time by amendment as needed unless considered a basic service in the OFM guidelines.

Plan Review and Permitting Costs/Fees: Building plan and permitting fees, special use permit fees, agency legal costs, and other agency-related fees/costs are NOT included.

Consultant Exclusions: Refer to separate consultant proposals for specific exclusions. OFM guidelines will control in the event exclusions conflict.

Sustainability Certification: The project is not pursuing LEED certification or other environmental stewardship certifications.

Bid Document Printing and Distribution: Costs for printing Bid Documents (drawings, project manuals, addenda), are not included aligning with OFM guidelines.

Furniture: Furniture design, layout and procurement is not part of this scope but can be added as an additional service if requested by the City

Commissioning: Not included as part of this scope. TCF would prefer the City brings this on. We can coordinate as we get closer to construction.

Environmental Study: Previous environmental studies have been completed by the City, it is assumed these are still valid. No environmental studies are included with this scope.

CITY OF TUMWATER
AMENDMENT 2 - BLDG A REDESIGN

AS NO.	ADDITIONAL SERVICES PROJECT TASKS	TCF ARCHITECTURE		
		Principal	Sr. Architect	Architect
AS-0.1 Bldg A Redesign Site Adjustments and Coordination				
	ESTIMATED HOURS	8	60	90
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$2,800.00	\$12,000.00	\$13,050.00
	SUBTOTAL	\$27,850.00		
AS-0.2 Bldg A Redesign Conformed Drawings Bldg A (Optional)				
	ESTIMATED HOURS	2	8	20
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$700.00	\$1,600.00	\$2,900.00
	SUBTOTAL	\$5,200.00		
AS-0.3 Bldg A Redesign Record Drawings (optional)				
	ESTIMATED HOURS	2	12	40
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$700.00	\$2,400.00	\$5,800.00
	SUBTOTAL	\$8,900.00		
AS-0.4 Bldg A Redesign Renderings / Special Graphics (optional)				
	ESTIMATED HOURS	4	30	80
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$1,400.00	\$6,000.00	\$11,600.00
	SUBTOTAL	\$19,000.00		
AS-0.5 Permitting during CA for all buildings and site				
	ESTIMATED HOURS	16	40	80
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$5,600.00	\$8,000.00	\$11,600.00
	SUBTOTAL	\$25,200.00		
AS-0.6 Post Permit/Prior to bid				
	ESTIMATED HOURS	20	100	20
	HOURLY RATE	\$350.00	\$200.00	\$145.00
	ESTIMATED FEES	\$7,000.00	\$20,000.00	\$2,900.00
	SUBTOTAL	\$29,900.00		



Amendment #5
Building A Redesign
Tumwater Public Works Facility Design
Tumwater, WA

Prepared For: TCF Architecture

Prepared By: Whitney Holm, PE.

Date Prepared: May 28, 2025

Understanding

This Amendment covers the effort to update the plans to reflect the site plan changes of Building A as well as the adjacent parking areas.

Phase 1 Schematic Design

This phase includes updating the site plan to a schematic level.

- 1) Attend up to two (2) owner/design virtual team coordination meetings.
- 2) Update Stormwater model for Building A.
- 3) Review parking requirements and update analysis.
- 4) Coordinate employee parking lot layout.
- 5) Update following plans to reflect the new site plan.
 - Site Plan
 - Stormwater Plan
 - Water Plan
 - Sewer Plan
 - Employee Parking Lot
- 6) Coordinate with HDR regarding updated stormwater basins. (4 hours have been assumed)
- 7) Update conceptual level cost estimate for civil engineering related elements.
- 8) Perform quality control of plans.

Phase 1 Deliverables

- ◆ Conceptual Cost Estimate
- ◆ Updated Schematic Plans

Phase 1 T&M Fee: \$15,938

Phase 2 Design Development

This phase includes the continued development of the schematic design documents.

Task 1 Design Development Plans

- 1) Attend up to two (2) coordination meetings (virtual or online meetings assumed).
- 2) Coordinate with the Architect regarding parking lot layout. Prepare turn template exhibits to ensure the appropriate drive aisle and turning radii are provided.
- 3) Update the design development engineering plans including:
 - ◆ Demolition and Temporary Erosion and Sedimentation Control Plan
 - ◆ Site Improvement Plan
 - ◆ Employee Parking Lot
 - ◆ Grading Plan
 - ◆ Drainage Plan
 - ◆ Drainage Details
 - ◆ Water Plan
 - ◆ Sewer Plan
- 4) Update preliminary drainage report.
- 5) Coordinate, prepare for and attend up to 1 (one) meeting with the City to discuss site layout changes and necessary permitting requirements.
- 6) Perform quality control.
- 7) Update cost estimate.
- 8) Update specifications in CSI format.

Phase 2 Deliverables

- ◆ Design Development Plans
- ◆ Updated Drainage Report
- ◆ Specification outline in CSI format

Phase 2 T&M Fee: \$21,746

Phase 3 Construction Documents and Permitting

This phase includes updating the construction documents and permitting coordination. SCJ will perform the following tasks:

Task 1 Construction Documents

- 1) Attend up to two (2) coordination meetings (virtual or online meetings assumed).
- 2) Incorporate any changes from Phase 2.
- 3) Update the following civil engineering construction plan sheets:
 - ◆ Temporary Erosion Control Notes and Details
 - ◆ Site Improvement Plan (4 sheets)
 - ◆ Employee Parking Lot (2 Sheets)
 - ◆ Grading Plan (4 sheets)
 - ◆ Grading Details (1 sheet)
 - ◆ Drainage Plan (2 sheets)
 - ◆ Drainage Details (2 sheets)
 - ◆ Water and Sewer Plan (2 sheets)
 - ◆ Water and Sewer Profiles (2 sheets)
- 4) Update final drainage report.
- 5) Coordinate with HDR regarding frontage improvements as well as stormwater changes due to employee parking lot changes. (12 hours are assumed)
- 6) Finalize specifications for civil design elements in CSI format.
- 7) Perform quality control of the construction documents prior to submittal.
- 8) Update cost estimate.

Task 1 T&M Fee: \$25,450

Task 2 Permitting Coordination

- 1) Prepare applications for submittal to Tumwater via the online portal.
- 2) Update design to address City comments. For this task up to two (2) rounds of comments and responses have been assumed. Approximately 40 hours of cumulative effort have been assumed in the included fee to address and respond to the comments. Additional efforts may require additional fees.

Task 2 T&M Fee: \$7,610

Task 3 Utility Coordination

This task includes coordination efforts in support of the Electrical Engineer relating to the utility coordination/ undergrounding, building service connections, and parking lot lighting service connections.

- 1) Prepare and provide CAD files in support of the utility undergrounding coordination, service connection locations, parking lot lighting design and electrical charging stations (if any) layout to the electrical engineer for coordination with PSE.
- 2) Coordinate underground utility routing with the Electrical Engineer to avoid impacts to existing and proposed utilities.



- 3) Coordinate parking light pole locations, EV charging station locations and reference locations and required pads on the Civil Site Plan.

Task 3 T&M Fee: \$3,022

Phase 3 Deliverables

- ◆ Civil Engineering Plans
- ◆ Civil Specifications (CSI Format)
- ◆ Drainage Report
- ◆ Civil CAD Files

Phase 3 T&M Fee: \$36,082

Subconsultant Labor Hour Estimate



SCJ Alliance

Client:TCF Architects

Template Version:1/15/2025

Project:Tumwater Public Works Facility Design AdditionaBilling Rate Schedule

Job #:23-000908

File Name:2025 0514 Labor Estimate.xlsm

		Whitney Holm	Kyle Gans	Rikki Martinez	Kim Brown					
Phase & Task No.	Phase & Task Title	Principal	T4 Technician	E3 Engineer	Project Accountant	Total Direct Labor Hours & Cost	Total Cost	Percent Complete	Value to Date	ETC
PHASE 01 Schematic Design										
Task 01	Schematic Design						\$ 15,938.00	0%	\$ -	\$ 15,938.00
1	Attend up to two (2) owner/design virtual team coordination meetings.	2.0		2.0	1.0	5.0	\$ 960.00		\$ -	\$ 960.00
2	Update Stormwater model for Building A.	1.0	2.0	2.0		5.0	\$ 849.00		\$ -	\$ 849.00
3	Praking Requirements	4.0		2.0		6.0	\$ 1,324.00		\$ -	\$ 1,324.00
X	Parking Layout	8.0		4.0		12.0	\$ 2,648.00		\$ -	\$ 2,648.00
X	Update plans to reflect the new site plan	6.0	22.0	18.0		46.0	\$ 7,450.00		\$ -	\$ 7,450.00
4	Coordinate with HDR regarding updated stormwater basins. (4 hours have been assumed)	2.0		2.0		4.0	\$ 818.00		\$ -	\$ 818.00
5	Update conceptual level cost estimate for civil engineering related elements.	1.0		4.0		5.0	\$ 877.00		\$ -	\$ 877.00
6	Perform quality control of plans.	4.0				4.0	\$ 1,012.00		\$ -	\$ 1,012.00
Subtotal Hours:		28.0	24.0	34.0	1.0	87.0	\$ 15,938.00			
Total Phase Hours:		28.0	24.0	34.0	1.0	87.0	87.0			
Total Phase Direct Labor:		\$7,084.00	\$3,408.00	\$5,304.00	\$142.00	\$15,938.00	\$ 15,938.00	0%	\$ -	\$ 15,938.00
PHASE 02 Design Development										
Task 01	Design Development Plans						\$ 21,746.00	0%	\$ -	\$ 21,746.00
1	Attend up to two (2) coordination meetings (virtual or online meetings assumed).	2.0		2.0		4.0	\$ 818.00		\$ -	\$ 818.00
2	Coordinate with the Architect regarding parking lot layout. Prepare turn template exhibits to ensure the appropriate drive aisle and turning radii are provided.		2.0	2.0		4.0	\$ 596.00		\$ -	\$ 596.00
3	Update the design development engineering plans	10.0	32.0	32.0		74.0	\$ 12,066.00		\$ -	\$ 12,066.00
4	Update prepare preliminary drainage report.	4.0	2.0	4.0		10.0	\$ 1,920.00		\$ -	\$ 1,920.00

Subconsultant Labor Hour Estimate



SCJ Alliance

Client:

TCF Architects

Template Version:

1/15/2025

Project:

Tumwater Public Works Facility Design Additiona

Billing Rate Schedule

Job #:

23-000908

File Name:

2025 0514 Labor Estimate.xlsm

		Whitney Holm	Kyle Gans	Rikki Martinez	Kim Brown					
Phase & Task No.	Phase & Task Title	Principal	T4 Technician	E3 Engineer	Project Accountant	Total Direct Labor Hours & Cost	Total Cost	Percent Complete	Value to Date	ETC
5	Coordinate, prepare for and attend up to 1 (one) meeting with the City to discuss site layout changes and necessary permitting requirements	1.0		1.0		2.0	\$ 409.00		\$ -	\$ 409.00
6	Perform quality control	4.0				4.0	\$ 1,012.00		\$ -	\$ 1,012.00
7	Update cost estimate.	1.0		4.0		5.0	\$ 877.00		\$ -	\$ 877.00
8	Update specifications in CSI format.	16.0				16.0	\$ 4,048.00		\$ -	\$ 4,048.00
Subtotal Hours:		38.0	36.0	45.0	0.0	119.0	\$ 21,746.00			
Total Phase Hours:		38.0	36.0	45.0	0.0	119.0	\$ 119.0			
Total Phase Direct Labor:		\$9,614.00	\$5,112.00	\$7,020.00	\$0.00	\$21,746.00	\$ 21,746.00	0%	\$ -	\$ 21,746.00
PHASE 03 Construction Documents and Permitting										
Task 01	Construction Documents						\$ 25,450.00	0%	\$ -	\$ 25,450.00
1	Attend up to two (2) coordination meetings (virtual or online meetings assumed).	2.0		2.0	4.0	8.0	\$ 1,386.00		\$ -	\$ 1,386.00
2	Incorporate any changes from Phase 2.	2.0	20.0	16.0		38.0	\$ 5,842.00		\$ -	\$ 5,842.00
3	Update the civil engineering construction plan sheets	6.0	32.0	30.0		68.0	\$ 10,742.00		\$ -	\$ 10,742.00
4	Update final drainage report.	2.0		8.0		10.0	\$ 1,754.00		\$ -	\$ 1,754.00
5	Coordination with HDR and frontage improvements (4 hours are assumed)	6.0		6.0		12.0	\$ 2,454.00		\$ -	\$ 2,454.00
6	Finalize specifications for civil design elements in CSI format.	2.0		8.0		10.0	\$ 1,754.00		\$ -	\$ 1,754.00
7	Perform quality control of the construction documents prior to submittal	4.0				4.0	\$ 1,012.00		\$ -	\$ 1,012.00
8	Update cost estimate.	2.0				2.0	\$ 506.00		\$ -	\$ 506.00
Subtotal Hours:		26.0	52.0	70.0	4.0	152.0	\$ 25,450.00			
Task 02	Permitting Coordination						\$ 7,610.00	0%	\$ -	\$ 7,610.00
1	Prepare applications for submittal to Tumwater via the online portal.	2.0		2.0		4.0	\$ 818.00		\$ -	\$ 818.00

Subconsultant Labor Hour Estimate



SCJ Alliance

Client:

TCF Architects

Template Version:

1/15/2025

Project:

Tumwater Public Works Facility Design Additiona

Billing Rate Schedule

Job #:

23-000908

File Name:

2025 0514 Labor Estimate.xlsm

		Whitney Holm	Kyle Gans	Rikki Martinez	Kim Brown					
Phase & Task No.	Phase & Task Title	Principal	T4 Technician	E3 Engineer	Project Accountant	Total Direct Labor Hours & Cost	Total Cost	Percent Complete	Value to Date	ETC
2	Update design to address City comments. Up to two (2) rounds of comments and responses have been assumed.	8.0	16.0	16.0		40.0	\$ 6,792.00		\$ -	\$ 6,792.00
Subtotal Hours:		10.0	16.0	18.0	0.0	44.0	\$ 7,610.00			
Task 03	Utility Coordination						\$ 3,022.00	0%	\$ -	\$ 3,022.00
1	Prepare and provide CAD files in support of the utility undergrounding coordination, service connection locations, parking lot lighting design and electrical charging stations (if any) layout to the electrical engineer for coordination with PSE.	4.0	2.0	4.0		10.0	\$ 1,920.00		\$ -	\$ 1,920.00
2	Coordinate underground utility routing with the Electrical Engineer to avoid impacts to existing and proposed utilities.	2.0	2.0	2.0		6.0	\$ 1,102.00		\$ -	\$ 1,102.00
3	Coordinate parking light pole locations, EV charging station locations and reference locations and required pads on the Civil Site Plan.					0.0	\$ -		\$ -	\$ -
Subtotal Hours:		6.0	4.0	6.0	0.0	212.0	\$ 3,022.00			
Total Phase Hours:		42.0	72.0	94.0	4.0	212.0	\$ 212.0			
Total Phase Direct Labor:		\$10,626.00	\$10,224.00	\$14,664.00	\$568.00	\$36,082.00	\$ 36,082.00	0%	\$ -	\$ 36,082.00
Total Hours All Phases		108.0	132.0	173.0	5.0	418.0	418.0			
Total Direct Labor Estimate All Phases		\$27,324.00	\$18,744.00	\$26,988.00	\$710.00	\$73,766.00	\$ 73,766.00	0%	\$ -	\$ 73,766.00
Indirect Costs										
Subconsultants:										
Subconsultant Subtotal:							\$ -			
Subconsultant Markup:							\$ -			
Subconsultant Total:							\$ -			
Reimbursable Expenses:		Copies, Printing, etc. Mileage								
							\$ -			
							\$ -			
							\$ -			
Expenses Subtotal:							\$ -			
Expenses Markup:							\$ -			

Subconsultant Labor Hour Estimate

SCJ Alliance

Client:

TCF Architects

Template Version:

1/15/2025

Project:

Tumwater Public Works Facility Design Additiona

Billing Rate Schedule

Job #:

23-000908

File Name:

2025 0514 Labor Estimate.xlsm



		Whitney Holm	Kyle Gans	Rikki Martinez	Kim Brown					
Phase & Task No.	Phase & Task Title	Principal	T4 Technician	E3 Engineer	Project Accountant	Total Direct Labor Hours & Cost	Total Cost	Percent Complete	Value to Date	ETC
Expenses Total:							\$ -			
Management Reserve:							\$ -			
Total Indirect Costs:							\$ -			
Total:							\$ 73,766.00			

Subconsultant Fee Determination Summary



SCJ Alliance

Client: TCF Architects

Project: Tumwater Public Works Facility Design Ac

Job #: 23-000908

File Name: 2025 0514 Labor Estimate.xlsm

Template Version: 1/15/2025

Contract Type: Billing Rate Schedule

Consultant Fee Determination

DIRECT SALARY COST

<u>Classification</u>	<u>Hours</u>	<u>Fully Burdened Rate</u>	<u>Amount</u>
Principal	108.0	\$253.00	\$27,324.00
T4 Technician	132.0	\$142.00	\$18,744.00
E3 Engineer	173.0	\$156.00	\$26,988.00
Project Accountant	5.0	\$142.00	\$710.00

TOTAL SALARY COSTTotal Salary Cost **\$73,766.00****SUBCONSULTANTS**

Subconsultant Fee Subtotal:	\$0	\$0.00
Subconsultant Markup:	0%	\$0.00

REIMBURSABLE EXPENSES

Copies, Printing, etc.	0.0%	of the Total Salary Costs	\$0.00
Mileage	0	miles at \$0.700 per mile	\$0.00
Expenses Subtotal:			\$0.00
Expenses Markup:	0%		\$0.00

SUBTOTAL (SALARY, SUBCONSULTANTS AND EXPENSES)

Subtotal (Salary, Subconsultants and Expenses)	\$73,766.00

MANAGEMENT RESERVE FUND (MRF)

Management Reserve:	\$0	\$0.00

Total Estimated Budget: \$73,766.00

May 12, 2025

Mark Hurley, AIA | Principal
TCF Architecture PLLC
902 N 2nd Street
Tacoma, WA 98403

RE: City of Tumwater Operation & Maintenance Facility – Additional Services #1

Dear Mark,

Thank you very much for the opportunity to provide you with a proposal for additional services to our current contract. Based on the latest schematic design drawings for the new Building A configuration, please see the additional scope of work and fee:

SCOPE OF WORK (ALL WORK AND FEES ARE IN ADDITION TO THE THOSE LISTED IN ORIGINAL CONTRACT)

TASK 1 – Project Management

- A. Obtain CAD Site Plans from Architect and Engineer in each Task listed below. It is anticipated that each Task will include (2) Site Plan Updates
- B. Coordinate with Civil Permitting
- C. General Coordination with Design Team
- D. In-house Quality Assurance. It is anticipated that each Task will include (1) Quality Assurance review by LLA Partner.

TASK 2 – Schematic Design Phase

- A. Provide (1) Submittal for the Schematic Design Phase at 100%
- B. Schematic Design Phase will include the following:
 - 1. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program. Landscape Planting Plans will include:
 - a. Layout of trees, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - b. Color photographs of proposed plant palette
 - 2. Updated Schematic Design of the Entry Plaza for Building A
 - a. Layout of concrete paving, include score pattern
 - b. Located site amenities including bike racks, benches, flagpoles, and picnic tables
- C. Provide (1) Construction Cost Estimate at 100% SD submittal

TASK 3 – Design Development Phase

- A. Provide (1) Submittal for the Design Development Phase at 100%
- B. Design Development Phase Drawings will include the following:
 - 1. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program. Landscape Planting Plans will include:
 - a. Updated layout of trees, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - b. Updated Color photographs of proposed plant palette

2. Design Development of the Entry Plaza for Building A
 - a. Updated layout of concrete paving, including score pattern
 - b. Provide details of concrete paving, concrete seat walls, and flag poles
 - c. Updated location of site amenities including bike racks, benches, and picnic tables
- C. Provide (1) Construction Cost Estimates at 100% submittal
- D. Provide DD Level Construction Specifications

TASK 4 – Construction Document Phase

- A. Provide (2) Submittals for the Construction Document Phase, one 95% and the last at 100%
- B. Construction Document Phase will include the following:
 1. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program.
Landscape Planting Plans will include:
 - a. Updated layout of trees, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - b. Updated Color photographs of proposed plant palette
 2. Entry Plaza for Building A
 - a. Updated layout of concrete paving, including score pattern
 - b. Updated details of concrete paving, concrete seat walls, and flag poles
 - c. Updated location of site amenities including bike racks, benches, and picnic tables
 3. Irrigation Plans
 - a. Layout of irrigation system including irrigation heads, mainline and lateral line
 - b. Irrigation legend, notes, and zone valve schedule
 - c. Irrigation details including point of connection, double check valve assembly, valve details, and irrigation head details
- C. Provide (1) Construction Cost Estimate at 100% CD Submittal
- D. Provide Construction Specifications in CSI Format

FEE FOR PROFESSIONAL SERVICES

TASK 1 – Project Management	\$ 1,500
TASK 2 – Schematic Design Phase	\$ 3,000
TASK 2 – Design Development Phase	\$ 1,500
TASK 4 – Construction Document Phase	\$ 2,500

DESIGN FEES

\$ 8,500

**Design Fees are Lump Sum, unless otherwise noted*

ADDITIONAL SERVICES

Additional Services requested by the Owner shall be billed at an agreed upon fixed fee or hourly at our standard billing rates. They may include, but are not limited to the following:

- Any Additional Submittals not Listed Above
- Outdoor Lighting Plans
- Additional or New Details not Shown on Original Plans

REIMBURSABLE EXPENSES

Includes mileage, cost of copies, in house plots and other project out of pocket costs, plus 10%.

BILLING RATES

Additional services will be billed at \$175/hour or an agreed upon fixed fee.

PAYMENT

We shall send invoices at the end of each month for the percentage completed. Payment shall be due within 30 days of receipt of the invoice.

Payment shall be mailed to: Lyon Landscape Architects
2111 South C Street
Tacoma, WA 98402

OWNER/CLIENT RESPONSIBILITIES

Owner/Client shall provide necessary AutoCAD files and any relevant documents for our work to be completed.

If this is agreeable to you, please sign below and return the signed agreement.

Sincerely yours,



Eric J. Williams, Managing Partner
Lyon Landscape Architects

Approved by: _____ Date _____
Mark Hurley, AIA | Principal



2025 Hourly Rate and Reimbursable Expense Schedule

Effective: January 1, 2025 - December 31, 2025

Rate updates occur on the 1st of January each year

Description	Rates
TCF Personnel:	
Principal-In-Charge	\$350.00 / hour
Interior Design Principal	\$230.00 / hour
Senior Design Director / Spec Writer	\$210.00 / hour
Senior Architect / Senior Project Manager	\$190.00 / hour
Project Architect / Project Manager	\$170.00 / hour
Architect 3	\$150.00 / hour
Designer 3 / Architect 2	\$140.00 / hour
Designer 2 / Architect 1	\$130.00 / hour
Designer 1	\$120.00 / hour
Project Coordinator	\$125.00 / hour
Administrative Support	\$95.00 / hour
Subconsultant Services:	
Subconsultant Services Contracted Through TCF	Direct Cost plus 10%
Reimbursable Expenses:	
Mileage	Current Federal Rate
Other Expenses: (Meals, air travel, per diem, reproductions, shipping, postage, etc.)	Direct Cost plus 10%



SCJ Alliance
Billing Rate Schedule – 2025

Classification	Hourly Billing Rate
Principal	\$220 - \$430
Senior Consultant	\$200 - \$425
Senior Project Manager	\$190 - \$325
PM3 Project Manager	\$170 - \$285
PM2 Project Manager	\$160 - \$275
PM1 Project Manager	\$135 - \$240
Senior Engineer	\$155 - \$240
E4 Engineer	\$150 - \$220
E3 Engineer	\$130 - \$185
E2 Engineer	\$120 - \$160
E1 Engineer	\$110 - \$155
Senior Landscape Architect	\$135 - \$200
L4 Landscape	\$130 - \$180
L3 Landscape	\$115 - \$165
L2 Landscape	\$105 - \$140
L1 Landscape	\$100 - \$130
Senior Planner	\$180 - \$265
P4 Planner	\$135 - \$190
P3 Planner	\$120 - \$175
P2 Planner	\$105 - \$160
P1 Planner	\$100 - \$145
Senior Technician	\$135 - \$215
T4 Technician	\$115 - \$165
T3 Technician	\$100 - \$150
T2 Technician	\$95 - \$145
T1 Technician	\$80 - \$125
Construction Inspector	\$145 - \$230
Graphic Designer	\$100 - \$180
PC 2 Project Coordinator	\$115 - \$155
PC 1 Project Coordinator	\$100 - \$140
Project Accountant	\$100 - \$200

Direct project expenses are billed at cost plus 10%

August 4, 2025

Mark Hurley, AIA | Principal
TCF Architecture PLLC
902 N 2nd Street
Tacoma, WA 98403

RE: City of Tumwater Operation & Maintenance Facility

Dear Mark,

Please see billing rates for the above project:

BILLING RATES

Lead Project Landscape Architect - Eric Williams, Managing Partner	\$175/hr
Project Landscape Architect - Moghan Lyon, Partner	\$175/hr
Project Support Landscape Architect – Eric Streeby, PLA, CPSI	\$150/hr
Project Landscape Design – Zach Andre	\$125/hr

Sincerely yours,



Eric J. Williams, PLA, Assoc. DBIA
Managing Partner | Lyon Landscape Architects

**CITY OF TUMWATER
SERVICE PROVIDER AGREEMENT**

CITY OPERATIONS AND MAINTENANCE FACILITY DESIGN

THIS AGREEMENT is made and entered into in duplicate this 7th day of June, 2023, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY” or “OWNER” and TCF ARCHITECTURE, PLLC, a Washington limited liability company, hereinafter referred to as the “SERVICE PROVIDER” or “ARCHITECT”.

WITNESSETH:

WHEREAS, the CITY desires to have certain services and/or tasks performed as set forth below requiring specialized skills and other supportive capabilities; and

WHEREAS, sufficient CITY resources are not available to provide such services; and

WHEREAS, the SERVICE PROVIDER represents that the SERVICE PROVIDER is qualified and possesses sufficient skills and the necessary capabilities, including technical expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The SERVICE PROVIDER shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as SERVICE PROVIDER responsibilities throughout this Agreement and as detailed in Attachment “A” Scope of Services attached hereto and incorporated herein (the “Project”).

2. TERM.

The Project shall begin no earlier than May 15, 2023, and shall be completed no later than December 31, 2025. This Agreement may be extended for additional periods of time upon mutual written agreement of the parties.

SERVICE PROVIDER AGREEMENT – City Operations and Maintenance Facility Design - Page 1 of 10

3. TERMINATION.

Prior to the expiration of the Term, this Agreement may be terminated immediately, with or without cause, by the CITY.

4. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the CITY.

B. No payment shall be made for any service rendered by the SERVICE PROVIDER except for services identified and set forth in this Agreement.

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed **Two Million Four Hundred Fifty Thousand and 00/100 dollars (\$2,450,000.00)** as reflected in Attachment "B" Fee Schedule.

D. Upon execution of this Agreement, the SERVICE PROVIDER must submit IRS Form W-9 Request for Taxpayer Identification Number (TIN) and Certification unless a current Form W-9 is already on file with the CITY.

E. The SERVICE PROVIDER shall submit an invoice to the CITY for services rendered during the contract period. The CITY shall initiate authorization for payment after receipt of said invoice and shall make payment to the SERVICE PROVIDER within approximately thirty (30) days thereafter.

F. When subcontracting services or purchasing goods from third parties, as identified and approved in this Agreement, the SERVICE PROVIDER must submit written documentation establishing that the goods and/or services have been provided and the third party has been paid in order to receive payment for such goods and/or services.

G. Invoices may be submitted immediately following performance of services, but in no event shall an invoice be submitted more than twenty (20) business days following the end of the contract term or the end of the calendar year, whichever is earlier.

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the SERVICE PROVIDER AGREEMENT – City Operations and Maintenance Facility Design - Page 2 of 10

discretion of the SERVICE PROVIDER. No agent, employee, servant or representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the SERVICE PROVIDER is an independent contractor with the authority to control and direct the performance of the details of the work; however, the results of the work contemplated herein must meet the approval of the CITY and shall be subject to the CITY'S general rights of inspection and review to secure the satisfactory completion thereof.

C. As an independent contractor, the SERVICE PROVIDER shall be responsible for the reporting and payment of all applicable local, state, and federal taxes.

D. It is recognized that the SERVICE PROVIDER may or will be performing services during the Term for other parties; provided, however, that such performance of other services shall not conflict with or interfere with the SERVICE PROVIDER'S ability to perform the services. The SERVICE PROVIDER agrees to resolve any such conflicts of interest in favor of the CITY.

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

The CITY may at its sole discretion require the SERVICE PROVIDER to remove an employee, agent or servant from employment on this Project. The SERVICE PROVIDER may however employ that individual on other non-CITY related projects.

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington

SERVICE PROVIDER AGREEMENT – City Operations and Maintenance Facility Design - Page 3 of 10

State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

B. CITY Indemnification. The CITY agrees to indemnify, defend and hold the SERVICE PROVIDER, its officers, directors, shareholders, partners, employees, and agents harmless from any and all claims, demands, losses, actions and liabilities (including costs and attorney fees) to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, arising from, resulting from or connected with this Agreement to the extent solely caused by the negligent acts, errors, or omissions of the CITY, its employees or agents. No liability shall attach to the CITY by reason of entering into this Agreement except as expressly provided herein.

C. Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

8. INSURANCE.

A. The SERVICE PROVIDER shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the SERVICE PROVIDER, their agents, representatives, employees or subcontractors.

B. The SERVICE PROVIDER shall provide a Certificate of Insurance evidencing:

1. Automobile Liability insurance with limits no less than \$1,000,000 combined single limit per accident for bodily injury and property damage.

2. Commercial General Liability insurance written on an occurrence basis with limits no less than \$2,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage. Coverage shall include but not be limited to: blanket contractual; products/completed operations; broad form property damage; explosion, collapse and underground (XCU) if applicable; and employer's liability.

3. Professional Liability insurance written on a claims made basis with limits of no less than \$2,000,000 per claim, and \$2,000,000 policy

aggregate limit.

C. The CITY shall be named as an additional insured on the insurance policy, as respect to work performed by or on behalf of the SERVICE PROVIDER and a copy of the endorsement naming the CITY as additional insured shall be attached to the Certificate of Insurance. The CITY reserves the right to request certified copies of any required policies.

D. The SERVICE PROVIDER'S insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respects to the limits of the insurer's liability.

E. Any payment of deductible or self-insured retention shall be the sole responsibility of the SERVICE PROVIDER.

F. The SERVICE PROVIDER'S insurance shall be primary insurance as respect to the CITY and the CITY shall be given written notice of any cancellation, suspension or material change in coverage within two (2) business days of SERVICE PROVIDER'S receipt of such notice.

9. TREATMENT OF ASSETS.

Title to all property furnished by the CITY shall remain in the name of the CITY and the CITY shall become the owner of the work product and other documents, if any, prepared by the SERVICE PROVIDER pursuant to this Agreement.

10. COMPLIANCE WITH LAWS.

A. The SERVICE PROVIDER, in the performance of this Agreement, shall comply with all applicable federal, state or local laws and ordinances, including being licensed to do business in the City of Tumwater by obtaining a Tumwater business license and any additional regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The SERVICE PROVIDER specifically agrees to pay any applicable CITY business and occupation (B&O) taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

B. Nondiscrimination in Employment. In the performance of this Agreement, the SERVICE PROVIDER will not discriminate against any employee or applicant for employment on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law; provided that the prohibition against discrimination in employment because of disability shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

C. Nondiscrimination in Services. The SERVICE PROVIDER will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

D. If any assignment and/or subcontract have been authorized by the CITY, said assignment or subcontract shall include appropriate safeguards against discrimination. The SERVICE PROVIDER shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

E. Nondiscrimination in Benefits. **The provisions of this subsection are only applicable to contracts with an estimated value of \$50,000 or more.** Pursuant to Tumwater Municipal Code (TMC) Chapter 3.46, the SERVICE PROVIDER shall provide employee benefits or an equivalent sum to the domestic partners of their employees involved in the SERVICE PROVIDER'S operations applicable to this Agreement if such benefits are provided to employees' spouses as more particularly set forth in Chapter 3.46 of the TMC, a copy of which is attached hereto as Attachment "C".

12. ASSIGNMENT/SUBCONTRACTING.

A. The SERVICE PROVIDER shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the CITY, and it is further agreed that said consent must be sought in writing by the SERVICE PROVIDER not less than thirty (30) days prior to the date of any proposed assignment. The CITY reserves the right to reject without cause any such assignment.

B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and proper bidding procedures where applicable as set forth in local, state and/or federal statutes, ordinances and guidelines.

C. Any technical service subcontract not listed in this Agreement, must have express advance approval by the CITY.

13. NON-APPROPRIATION OF FUNDS.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the CITY will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period, and this Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the CITY in the event this provision applies.

14. CHANGES.

Either party may request changes to the Scope of Services and performance to be provided hereunder, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports, data, and information as the CITY may request pertaining to matters covered by this Agreement.

B. The SERVICE PROVIDER shall maintain books, records and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit, by the CITY, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

C. To ensure the CITY'S compliance with the Public Records Act, RCW 42.56, the SERVICE PROVIDER shall retain all books, records, documents and other material relevant to this agreement, for six (6) years after its expiration. The SERVICE PROVIDER agrees that the CITY or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.

16. POLITICAL ACTIVITY PROHIBITED.

None of the funds, materials, property or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

17. PROHIBITED INTEREST.

No member, officer, or employee of the CITY shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

18. NOTICE.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the signature page of this Agreement.

19. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or

proceeding.

20. JURISDICTION AND VENUE.

A. This Agreement has been and shall be construed as having been made and delivered within the State of Washington. It is agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance.

B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained in the superior court of Thurston County, Washington.

21. SEVERABILITY.

A. If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

B. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions.

22. ENTIRE AGREEMENT.

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

*** Signatures on Following Page ***

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

CITY:

CITY OF TUMWATER
555 Israel Road SW
Tumwater, WA 98501

DocuSigned by:

Debbie Sullivan
945DD615DF7D4C0...

Debbie Sullivan
Mayor

SERVICE PROVIDER:

TCF ARCHITECTURE, PLLC
902 N 2nd Street
Tacoma, WA 98403-1931
UBI No. 601-592-500
Phone No. 253-572-3993

Signature (Notarized – see below)

Printed Name: Mark HurleyTitle: Principal

ATTEST:

DocuSigned by:

Melody Valiant
C727D66D75544EB...

Melody Valiant, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Karen Kirkpatrick
5011BA3DE4C348C...

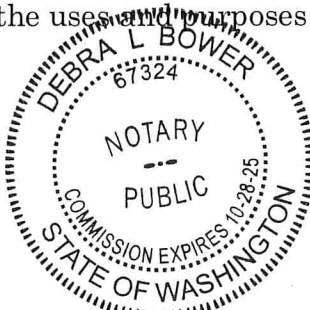
Karen Kirkpatrick, City Attorney

Notary Required for Service Provider Only

STATE OF WASHINGTON

COUNTY OF Pierce

I certify that I know or have satisfactory evidence that Mark Hurley (name) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Principal (title) of TCF Architecture (company) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: June 7, 2023

Debra L. Bower

Notary Public in and for the State of Washington,

My appointment expires: 10/28/25

SCOPE OF SERVICES – BASIC & ADDITIONAL SERVICES

DESIGN THROUGH CONSTRUCTION ADMINISTRATION

CITY OF TUMWATER

NEW OPERATIONS AND MAINTENANCE FACILITY

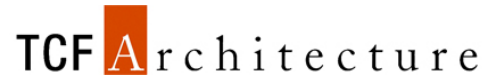
GENERAL

1. Scope Definitions:

The following definitions are provided for clarity and are not intended to replace any terms that may already be defined or implied in the Service Provider Agreement.

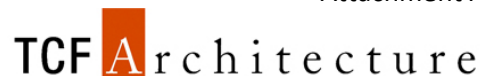
- **Service Provider:** as defined in the Service Provider Agreement.
- **Construction Contract Documents:** The executed agreement between the CITY and the CONTRACTOR, General Conditions and Supplemental Conditions, Addenda and all Drawings and Specifications.
- **Sub consultants:** Professional service firms under contract with the SERVICE PROVIDER.
- **The Project:** The development of the project site and construction of 7 buildings for the City of Tumwater New Operations and Maintenance facility along with the development of the parking lot to the east of Trails End Road, see the concept plan for extent, exhibit A. The project will use all electric utilities, gas will not be used. The project will be designed to the 2021 Washington State Energy Code and the 2021 International Building Codes as adopted by Washington State and the City of Tumwater.
- **Office of Financial Management (OFM) Guidelines:** Office of Financial Management (OFM) Guidelines for determining Architect/Engineering Fees for Public Works Building Projects (2015) is being used as the basis for A/E fees and scope using the MACC to determine Basic Services and additional services (extra and other services). See exhibit C.
- **Basic Services:** Per the OFM Guidelines, professional services related to the normal architectural, civil/site design, structural, mechanical (HVAC), plumbing and electrical engineering services.
- **Additional Services (extra and other) (AS):** Per the OFM Guidelines, Extra/Other services are described as specialty services or studies, not including normal services. All other specialty and professional services provided under this agreement not associated with normal Basic Services include, but not limited to, civil engineering, landscape architecture, additional cost estimating, equipment specifications and design, geotechnical services, and any other service requested by The CITY not otherwise included in Basic Services. All services described in the Scope of Services are Basic Services unless listed as additional service in Exhibits A and B and Attachment B.

- **CITY-Provided Services:** All professional services not specifically defined within the SERVICE PROVIDERS Scope of Services (or exhibit B), or outside of the project limits, which will be provided under separate contract to the CITY, or performed by the CITY's own personnel or another consultant hired by the CITY and is not included in basic or additional services. This includes all off site work including utility coordination, Landscape bidding and construction services, and CITY Project Manager (see definition below).
 - **Principal-In-Charge (PIC):** Mark Hurley, TCF Principal. Oversight and project continuum advisor.
 - **Architectural Staff:** Architectural staff including project architect and designers, will be added to the project as the design phase begins.
 - **Construction Administrator:** The SERVICE PROVIDER will provide a Construction Administrator, for the duration of the construction of the Work. In general, the Construction Administrator will be responsible for periodic site visits to observe and monitor the general progress of the Work, and to coordinate with the CITY's Project Manager in the delivery of Construction Phase services.
 - **CITY Project Manager:** The CITY will assign a Project Manager for the duration of the Work. The Project Manager will act on behalf of the CITY to administer and coordinate the Project and provide day to day communication with the SERVICE PROVIDER.
 - **Authority Having Jurisdiction (AHJ):** CITY is the AHJ for the project.
 - **Offsite work:** Any work beyond the property lines of the site will be coordinated by the CITY. The SERVICE PROVIDER will provide information to CITY for the requirements of offsite work.
 - **Predesign documents:** The predesign documents establish program, building square footage, the site master plan, specialty equipment diagrams and equipment lists and general design of the buildings and sites among other items. Deviations from the established documents may be cause for additional services.
 - **Other Definitions:** See the Service Provider Agreement.
2. **Summary of Subconsultants:** Subconsultants contracted through the SERVICE PROVIDER shall provide specific services within each phase as described in each attached Exhibit and as authorized in the approved summary Fee Schedule, Attachment B. See Exhibit B for detailed Services:
- Structural Engineering – AHBL Engineers, Inc. (Exhibit B.1)
 - MEP Engineering – BCE Engineers, Inc. (Exhibit B.2)
 - Equipment Planning – FPS (Exhibit B.3)
 - Civil Engineering – SCJ Alliance (Exhibit B.4)
 - Landscape Architecture – Lyon Landscape (Exhibit B.5)
 - Acoustical Consulting – Tenor (Exhibit B.6)
 - Geotechnical – Terracon (Exhibit B.7)
 - **Other Consultants:** Other consultants that are determined to be needed during the course of the project may be added by amendment as mutually negotiated between



the CITY and the SERVICE PROVIDER, unless they are considered basic services per the OFM Guidelines

3. **Professional Services Contracted or Provided Separately by the CITY:** the SERVICE PROVIDER shall communicate with and coordinate with other consulting firms contracted separately with the CITY, and directly with the CITY's own personnel engaged in project design, or other activities, as appropriate and necessary in the execution of the SERVICE PROVIDER's services but shall not be responsible for the performance of others not directly contracted with the SERVICE PROVIDER. This does not include offsite work beyond the site's property line.
4. **Reimbursable Expenses:** The SERVICE PROVIDER shall invoice for approved reimbursable expenses in addition to labor costs.
 - Printing & Mailing: Minimal printing costs are assumed for the Project, as the majority of submittal documents (drawings and small documents) will be transferred to the CITY in .pdf form via e-mail or file transfer web site. Costs for printing and mailing by the SERVICE PROVIDER will be invoiced to the CITY at cost plus 10%.
 - Travel: For any travel beyond basic services, mileage will be charged per the OFM Guidelines at federal rates.
5. **Cost of the Work:** The Cost of the Work shall be the total cost of construction as accepted in open competitive bidding by the CITY. The SERVICE PROVIDER shall provide detailed cost estimates for the Cost of the Work as described herein, designing the Project in good faith within the CITY's established "MACC" Budget, described below.
 - (MACC Budget): The Initial Maximum Allowable Construction Cost ("MACC") budget exclusive of "soft costs" (sales tax, professional services, permit fees, management reserve contingencies, special equipment, furnishings, etc.) is estimated at approximately \$26,755,133 per the City provided cost estimate.
 - Cost Estimates: The SERVICE PROVIDER shall provide parametric estimates per the OFM guidelines.
 - Bid Alternates: Building G will be listed as a bid alternate. There are not expected to be any additional alternate bids as part of this project. If, at the completion of the Schematic Design Phase, the CITY requests the SERVICE PROVIDER to include additional Bid Alternates in the final Bid Documents, the SERVICE PROVIDER shall review such requests to determine if the level of complexity will require additional services for documentation and shall inform the CITY if additional compensation for such documentation may be warranted.
 - A/E Fee Methodology: The CITY determined the MACC for this project based upon an independent cost analysis provided by the CITY. This MACC value is the basis for determining the cost of the basic architect/engineer fees. The CITY has evaluated the project and has determined that a design service fee for Basic Services shall be set at 6.07% for this project as a whole. The CITY determined this fee percentage based upon an analysis of the overall MACC for the project. The final overall fee percentage was developed per a weighted average analysis of each building and other work utilizing fees from the A/E Fee Schedule. See the follow breakdown of Basic Services fees.



	Sch	Fee			
Site Work	C	5.77%	22.32%	\$	344,385
Building A	B	6.92%	19.86%	\$	367,533
Building B	C	5.77%	17.76%	\$	274,093
Building C	C	5.77%	15.38%	\$	237,379
Building D	C	5.77%	10.59%	\$	163,408
Building E	A	8.06%	3.04%	\$	65,507
Building F	C	5.77%	7.84%	\$	121,013
Building G	C	5.77%	3.21%	\$	49,516

Basic Services Fee **6.07% \$ 1,622,834**

- Hourly Rates: Maximum hourly rates for hourly services;
 - Principal rate: \$240/hr
 - Staff rate: \$180/hr

SITE INVESTIGATIONS (additional Service)

1. **Geotechnical Report**: The SERVICE PROVIDER shall provide geotechnical engineering services setting forth design recommendations for activities associated with earthwork, below-slab preparation, and structural foundation systems. Additional investigations may be required depending on the outcome of the initial investigations as an additional service. See SERVICE PROVIDER exhibit for detailed scope for this additional service.

PROJECT MANAGEMENT AND ADMINISTRATION

1. Throughout each of the phases covered under these Services, the SERVICE PROVIDER shall manage and coordinate the Design Team, collaborate with the CITY, facilitate meetings, conference calls, and conduct other activities as listed in the OFM Guidelines for basic services.

Activities & Deliverables:

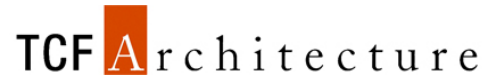
- Schedule: Design schedule management, overall team coordination, data management, and other administrative tasks as needed to complete the Services and as noted in the OFM guidelines.
- Meetings/presentations: Attend and facilitate meetings throughout the project phases as appropriate and necessary to ensure the timely progress of the Services.

SCHEMATIC DESIGN (SD)

1. **SD Phase General Scope of Services:** Including those items listed in the OFM Guidelines for basic services, the Schematic Design Documents will include further develop and confirm the conceptual site and building design (See Exhibit A), identify major materials, basic structural systems, HVAC, plumbing and electrical systems, low voltage systems, civil systems, and specialty equipment. Deliverables will be in the form of preliminary drawings for each design discipline, including reference notes to identify systems, materials, conditions, and overall scope of the project, etc. for basic and additional services. Design includes:
 - Site: Redevelopment of the site consistent with the conceptual site design shown in Exhibit A. Site design shall include parking, asphalt and concrete surfacing, fencing & gates, signage, storm drainage facilities and lighting.
 - New Building and Canopies: New enclosed and heated structure along with storage canopies, conforming to the master plan.
 - Meetings: Expect meetings to confirm site and building plan layouts, general architectural and engineered system designs.
2. **Permitting Agency Coordination:** The SERVICE PROVIDER shall coordinate with the Authority Having Jurisdiction (AHJ). Per previous discussions with the AHJ, the project is an allowed use, so no CUP or other special permitting is required as part of this submittal. Any special permitting will be an additional service.
2. **Cost Estimating:** A Schematic level parametric cost estimate shall be prepared reflecting the scope of the Project indicated in the SD Documents. THE SERVICE PROVIDER shall advise the CITY of possible adjustments to the MACC budget, and provide recommendations as appropriate to meet the CITY's budget goals. A project "Base Bid" scope and budget will be finalized, along with any possible Alternate Bid items.
3. **Consultants:** See sub-consultants' scope of work including basic and additional services.
4. **Presentations:** Appropriate presentations of schematic basic services documentation
5. **Renderings (additional service):** 3D renderings illustrating exterior mass and basic materiality to aid in the selection of colors and understanding of building form.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Schematic Design Documents will include,

- Schematic Design level, two-dimensional architectural drawings for the site and each structure, generally including floor plans, building sections, elevations, and other two-dimensional images as appropriate to convey the design intent.
- Schematic Design level drawings for engineering items including structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and equipment systems as described in the OFM Guidelines.
- 50% SD Document Progress Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.



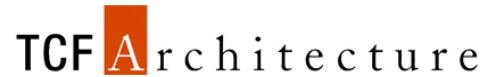
- 100% SD Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- Three-dimensional exterior architectural massing graphics and illustrations to convey design intent in 4 – 6 images (Additional Service)
- SD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.

DESIGN DEVELOPMENT (DD)

1. **DD Phase:** Based on the CITY'S written approval of the Schematic Design Documents updated Cost Estimate and Including those items listed in the OFM Guidelines for basic services, The SERVICE PROVIDER shall move into the design development phase. The DD Documents shall illustrate, and describe the development of the approved Schematic Design Documents, further identifying specific materials, products, size and appearance of the project by means of plans, sections, elevations, and details in 2D. The Design Development Documents shall include basic manufacturer's products or systems literature describing the expected performance, quality, and character of materials, systems and products creating an outline spec. Physical materials samples and color studies shall be provided for the selection of both interior and exterior materials. Other services and deliverables are further described in the various Scopes of Services proposals provided by each sub-consulting team member.
2. **Permitting Agency Coordination:** In preparation for Plan Review submittals and final permitting, the SERVICE PROVIDER may further coordinate with the AHJ if allowed and provide updated research of applicable codes and site development regulation & requirements for the project.
3. **Cost Estimating:** A DD level parametric cost estimate shall be prepared reflecting the scope of the Project indicated in the DD Documents. The SERVICE PROVIDER shall advise the CITY of possible adjustments to the MACC budget and provide recommendations as appropriate to meet the CITY's budget goals.
4. **Renderings (additional service):** 3D renderings illustrating key interior spaces showing mass and basic materiality to aid in the selection of colors and understanding of interior spaces.
5. **Consultants:** See sub-consultants' scope of work including basic and additional services.
6. **Presentations:** Appropriate presentations of design Development basic services documentation.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Design Development Design Documents will include;

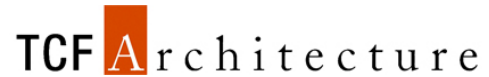
- Design Development level, two-dimensional architectural drawings for each structure, generally including floor plans, wall and building sections, elevations, and other two-dimensional images as appropriate to convey the design intent.
- Design Development level drawings for engineering items including structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and specialty equipment as described in the OFM Guidelines.



- Color and Material Board showing main materials for review and approval. Comments from the CITY are requested within one week in order to stay on schedule.
- Three-dimensional Interior architectural design graphics showing design, materials, and colors (2-4 images) (Additional Services)
- Outline specification using product Cutsheets to establish design intent for review and approval. Comments from the CITY are requested within one week in order to stay on schedule.
- DD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.
- 50% DD Coordination Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- 100% DD Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.

CONSTRUCTION DOCUMENTS (CD)

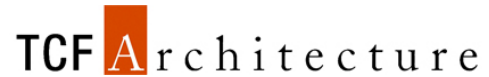
1. **CD Phase:** Based upon the CITY's written approval of the Design Development documents' updated cost estimate, and confirmed Base Bid Scope and any Alternate Bid items and Including those items listed in the OFM Guidelines for basic services, the SERVICE PROVIDER shall move into the Construction Document phase. The Construction Documents will include preparation of drawings and specifications, setting forth in detail the requirements for the Project bidding, permitting, and construction.
2. **Permit Coordination:** Including those items listed in the OFM Guidelines for basic services, the SERVICE PROVIDER shall coordinate the plan review and permit process including the submittal of required documents to the AHJ, and will be the primary point of contact for permitting agencies. The CITY, as the Owner, shall be responsible for signing all applicable permit documents as required by the AHJ, unless the SERVICE PROVIDER can sign on behalf of the CITY.
 - Permit Fees: The CITY shall be responsible for direct payment of all permit and plan review fees to all governing/permitting agencies.
 - Submittal Documents: The SERVICE PROVIDER shall provide completed permit application(s), site and building design drawings, specifications, structural calculations, energy code compliance calculations, storm water management report and geotechnical reports as indicated in the scope of Services. Per previous conversations with the AHJ there are no special permits needed for the project.
 - Comment Response: The SERVICE PROVIDER shall provide written responses to agency plan review comments, and revise documents as needed for permit acquisition. The CITY shall provide other documents if required by the AHJ.
3. **Cost Estimating:** An updated CD level parametric estimate for the Cost of the Work shall be prepared, reflecting the scope of the Project indicated in the CD Documents and organized by Base Bid and Alternate Bid items. The SERVICE PROVIDER shall advise the CITY of any final adjustments to the MACC, and provide recommendations as appropriate to meet the CITY's Project goals and budget.



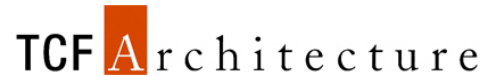
4. **Project Manual / Specifications:** The SERVICE PROVIDER shall collaborate with the CITY to develop the Project Manual, incorporating the CITY's required "Front End" documents for the bidding process, General and Supplementary Conditions, prevailing wage rates, and other contractual documents required by the CITY to be contained in the Project Manual. A multi-volume Project Manual will be prepared containing project bidding requirements and organized in the 33 division Master Spec format. The Project Manual will include the following basic components:
 - Division 0 – General Bidding Requirements and General Conditions: The CITY shall provide the SERVICE PROVIDER its standard bidding requirements including, but not limited to, Instructions to Bidders, Bidder's Checklist, Form of Proposal, legal forms and documents, and General and Special or Supplemental Conditions. The SERVICE PROVIDER and the CITY will mutually work to confirm that the General Conditions are compatible with the Project conditions, editing the documents as needed and providing any Supplemental Conditions.
 - Division 01 – General Requirements: The SERVICE PROVIDER shall prepare the Division 01 General Requirements sections, edited for the specific conditions of the Project and for consistency with the CITY's General Conditions, subject to the CITY's approval.
 - Divisions 2-33 – Technical Specifications: The SERVICE PROVIDER shall prepare technical specifications using the standard CSI format to specify materials, products and systems for the Project.
5. **Bid Document Distribution:** The SERVICE PROVIDER shall provide all Bidding Documents to an electronic plan center for uploading to an on-line document distribution service such as ARC plan center or Builders Exchange etc. The CITY will be responsible for direct payment to the plan center.
6. **Consultants:** See sub-consultants' scope of work including basic and additional services.

Deliverables: Including those items listed in the OFM Guidelines for basic services, the Construction Documents will include,

- Construction Document level, two-dimensional architectural drawings for each structure, generally including floor plans, wall and building sections, elevations, details, and other two-dimensional images as appropriate to convey the design intent.
- Construction Document level drawings for all buildings for structural, HVAC, plumbing, fire protection, electrical, equipment, communications, security, audio-visual, civil, landscape and equipment systems
- Fully compiled Project Manual / technical specifications book. Comments from the CITY are requested within one week in order to stay on schedule.
- CD level parametric MACC Cost Estimate, excluding soft costs and other City required expenses. Comments from the CITY are requested within one week in order to stay on schedule.
- 80% CD Coordination, Cost Estimating, and Building Permit Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.
- 100% CD/Bid Documents Set (.pdf documents by transfer file). Comments from the CITY are requested within one week in order to stay on schedule.

**TASK 5 - BIDDING PHASE**

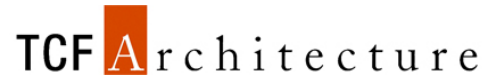
1. **Bid Phase Services:** Including those items listed in the OFM Guidelines for basic services, the SERVICE PROVIDER shall attend one pre-bid conference, prepare and issue addenda as necessary and answer bidders' questions during the bidding process.
2. **Call to Bid / Bid Advertisement:** The CITY shall be responsible for all bid advertising to local newspapers and the Daily Journal of Commerce. the SERVICE PROVIDER shall provide the CITY with basic project information as required for advertisements.
3. **Analysis of Substitutions:** The SERVICE PROVIDER shall provide services consisting of consideration, analysis, comparisons, and recommendations relative to product and material substitutions proposed by bidders for the Project prior to receipt of bids. Approved substitutions will be identified in addenda.
4. **Bid Materials Distribution:** Bid documents will be available electronically through services such as the Builders Exchange system and the CITY's website.
5. **Pre Bid Meeting:** Per OFM guidelines, the SERVICE PROVIDER shall conduct and provide meeting minutes for the pre bid conference.
6. **Communication during Bidding:** Bidder questions shall be e-mailed to the SERVICE PROVIDER.
7. **Bid Opening:** The CITY shall conduct the bid opening process and maintain the official summary of bids.
8. **Bid Evaluation:** The SERVICE PROVIDER shall provide services consisting of evaluation of bids, and assistance in reference checking of the apparent low bidder.
9. **Conformed Drawings (additional service):** If requested by the CITY, the SERVICE PROVIDER shall provide conformed drawing set incorporating addenda into the overall drawing set, issuing the set to the SERVICE PROVIDER, the CITY and the GENERAL CONTRACTOR.
10. **Contract Agreements:** Assist CITY in notification of contract award, assistance in preparation of construction contract agreements when required, preparation and distribution of sets of contract documents for execution of the contract, receipt, distribution and processing, for agency approval, of required certificates of insurance, bonds and similar documents, and preparation and distribution to contractor(s) on behalf of the CITY, of notice(s) to proceed with the work.
11. **Consultants:** See consultant proposals from each consultant scope of work including basic and additional services.



TASK 6 - CONSTRUCTION ADMINISTRATION

A. GENERAL: Including those items listed in the OFM Guidelines for basic services, the Construction administration will provide the following services.

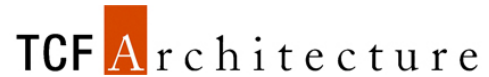
1. **Terms & Definitions:** Including those items listed in the OFM Guidelines for basic services, the Construction administration will provide the following services. Terms and definitions for this contract agreement and shall be consistent with the terms and definitions set forth in the Contract Documents, including the General Conditions, and the Division 01 Specifications. In the event of a discrepancy, the Contract Document terms and definitions shall take precedence.
 - a. **Construction Administrator:** The SERVICE PROVIDER shall provide a Construction Administrator who shall act as the SERVICE PROVIDER's representative for the duration of construction of the Work. In general, the Construction Administrator will be responsible for up to weekly site visits (and other visits as needed or requested as an additional service) to observe and monitor the progress of the Work; scheduling and conducting regular (typically weekly) progress meetings and other meetings as required with the CITY and SERVICE PROVIDER; preparing meeting agendas and minutes; reviewing and responding to properly prepared Requests for Information (RFIs) from the SERVICE PROVIDER; reviewing and making appropriate revisions to applications for payment from the SERVICE PROVIDER; preparing and facilitating Proposal Requests (PR's) and Architect's Supplemental Instructions (ASI's); reviewing and preparing Change Order Proposals (COPs) and Change Orders (CO's) consistent with the CITY policies and procedures; facilitating the process of changes to the Work onsite; reviewing, commenting, and processing Submittals from the Contractor; and other responsibilities as required to fulfill the scope of services described herein. (Note: SERVICE PROVIDER will provide, at its discretion, other qualified personnel (sub-consultants) in assistance roles supporting the Construction Administrator, for the duration of the construction Work). The Construction Administrator will be provided with work space in the CITY's portable site office (provided by the Contractor under the terms of the Contract). The Construction Administrator will be the point of contact for the Contractor and CITY. All "paperwork" will go through the Construction Administrator and be dispersed by THE SERVICE PROVIDER. The Construction Administrator will keep the official construction logs for submittals, RFIs, COPs, Change Orders, etc. The use of an online construction tracking system administered either by SERVICE PROVIDER or Contractor will be used.
 - b. **Project Manager:** The CITY will provide a Project Manager, employed or contracted by the CITY, for the duration of the Work. The Project Manager will act on behalf of the CITY, in cooperation with the Construction Administrator, to provide direction to the Contractor at such times that specific on-site direction is required, using documentation and input provided by the Construction Administrator. The Project Manager will coordinate regularly with the Construction Administrator, as necessary for consistent communication, with regard to timely decisions and the fulfillment of the CITY's obligations in its agreement with the Contractor. The Project Manager shall represent the CITY in all matters pertaining to this Agreement between the SERVICE PROVIDER and the CITY, the Contract between the Contractor and the CITY, and provide authorization for changes to the aforementioned Agreement and Contract.



- c. **Contractor:** The term "Contractor", used herein, refers to the General Contractor with whom the CITY has entered into a Contract Agreement for the construction of the Work.
2. SERVICE PROVIDER will coordinate the work of its subconsultants, each of whom will provide qualified personnel for field observations and monitoring specific to their portion of the Work, and shall be bound to the same terms and conditions as SERVICE PROVIDER.
3. SERVICE PROVIDER shall advise and consult with the CITY during the Construction Phase Services, and shall have the responsibility and authority to act on behalf of the CITY only to the extent provided in this Agreement. SERVICE PROVIDER shall not have authority to direct the Contractor.
4. SERVICE PROVIDER shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall SERVICE PROVIDER be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. SERVICE PROVIDER shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor, Subcontractors of any tier, or their agents or employees, or of any other persons or entities performing portions of the construction Work.

B. EVALUATIONS OF THE WORK

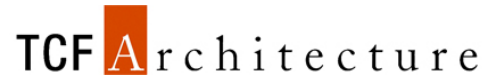
1. SERVICE PROVIDER, and SERVICE PROVIDER's subconsultants, as representatives of the CITY, shall provide basic services consisting of monitoring the progress of the contractors work relative to the contractors established schedules and making status reports to the City, this includes: (1) visit the site at intervals appropriate to the stage of the Contractor's operations, and as otherwise agreed by the CITY and SERVICE PROVIDER herein, to become generally familiar with, and to keep the CITY informed about, the progress and quality of the portion of the Work completed; (2) guard the CITY against defects and deficiencies observed in the Work; and (3) determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Document. SERVICE PROVIDER is not responsible for the Contractor's scheduling, and shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the Work. SERVICE PROVIDER's Construction Administrator will typically be on site up to 1 day per week, based on the nature of the work and specific project demands. Similarly, SERVICE PROVIDER will schedule and coordinate with its subconsultants to be on site based on the nature of the work and specific demands requiring site visits associated with each subconsultant's portion of the Work. Excessive site visits and evaluation of the work because of contractor issues may require additional services.
2. SERVICE PROVIDER shall facilitate a Pre-Construction meeting and regular progress meetings (as mutually determined with the CITY, typically weekly) to be attended by the Contractor's representatives and representatives of the CITY in accordance with the Contract Documents. SERVICE PROVIDER will schedule and provide notification of the meetings. In addition, SERVICE PROVIDER shall conduct (lead) the meetings, and prepare the meeting agendas and minutes. SERVICE PROVIDER will also facilitate other meetings as required by the CITY and the Contractor and within the agreed-upon fee structure).
3. SERVICE PROVIDER shall at all times have access to the Work wherever it is in preparation or progress, and shall be provided office space within the CITY's field office.



4. SERVICE PROVIDER shall make recommendations to the CITY to reject Work that does not conform to the Contract Documents. Whenever SERVICE PROVIDER considers it necessary or advisable, SERVICE PROVIDER shall make recommendations to the CITY to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed.
5. SERVICE PROVIDER shall provide the CITY with recommended actions as provided herein. The CITY shall be responsible for directly issuing correspondence related to Contract compliance to the Contractor and for directing the Contractor as may be required from time to time in the construction of the Work, including potential cessation of the Work or portions of the Work. The CITY may hire specialty inspection and testing firms to conduct specialty inspections and testing, which fall outside the expertise or capabilities of SERVICE PROVIDER and its subconsultants or the CITY.
6. Interpretations and recommendations of SERVICE PROVIDER shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial recommendations, SERVICE PROVIDER shall endeavor to secure faithful performance by both the CITY and the Contractor, and shall not be liable for the results of interpretations or recommendations so rendered in good faith. On matters of aesthetics, the CITY will endeavor to implement the recommendations provided by SERVICE PROVIDER.

C. SUBMITTALS

1. SERVICE PROVIDER shall review, make comments, approve/reject, and/or note other appropriate actions upon the Contractor's submittals such as Shop Drawings and Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the Design Intent expressed in the Contract Documents. SERVICE PROVIDER's action shall be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Contractor, while allowing sufficient time in SERVICE PROVIDER's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents.
2. SERVICE PROVIDER shall review the schedule of submittals furnished by the Contractor and maintain a record of the submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents. In addition to the Contractor's required submittals log, SERVICE PROVIDER shall forward a copy of its own record of submittals to the CITY along with SERVICE PROVIDER's action on the submittals as requested. With the use of electronic cloud based tracking system these logs will be available at any time
3. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, SERVICE PROVIDER shall specify appropriate performance and design criteria that such services must satisfy.



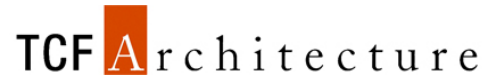
4. Shop Drawings and other submittals related to the work designed or certified by the design professional retained by the Contractor shall bear such professional's written approval and the appropriate Washington registration seal/stamp as required by the Contract Specifications when submitted to SERVICE PROVIDER. SERVICE PROVIDER shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certification or approvals performed by such design professionals.

D. CLARIFICATIONS

1. SERVICE PROVIDER shall review and respond to properly prepared Requests for Information (RFI's) from the Contractor about the Contract Documents submitted on the approved Request for Information (RFI) form. In the event that the response to an RFI is determined to be grounds for a Change to the Contract Plans/Specifications, Contract Sum, Contract Time, or any combination thereof, SERVICE PROVIDER shall coordinate and consult with the CITY. Changes to the Work may be executed as defined in the project Contract Documents. An Architect's Supplemental Instruction ASI may be issued with SERVICE PROVIDER's RFI response as indicated below. SERVICE PROVIDER shall maintain a record of and copies of the Contractor's RFI's and all written directives and memoranda, and shall forward copies to the CITY on a weekly basis (typically during the regular progress meetings). The RFI's shall be numbered sequentially and SERVICE PROVIDER shall maintain a log of all RFI's indicating receipt, distribution, action and resolution for each RFI.
2. SERVICE PROVIDER shall prepare, reproduce, and distribute supplemental Drawings and Specifications in response to Requests for Information by the Contractor. An Architect's Supplemental Information (ASI) form will be prepared for each successive ASI item, indicating supplemental information for the Contractor's use not generally involving a Change to the Contract Time or Contract Sum. SERVICE PROVIDER shall maintain a log of ASI's. SERVICE PROVIDER shall forward copies of these items on a weekly basis (typically during the regular progress meetings).

E. CHANGES IN THE WORK

1. When required, SERVICE PROVIDER shall prepare Change Order Proposal (COP) responses, Change Orders, and Construction Change Directives for the CITY's approval and execution in accordance with the Contract Documents. With the express written consent of the CITY, SERVICE PROVIDER may authorize minor changes in the Work not involving an adjustment in Contract Sum or an extension of the Contract Time, which are consistent with the intent of the Contract Documents. Except in these specific instances, SERVICE PROVIDER shall not have authority to direct the Contractor. If necessary, and subject to the CITY approval, SERVICE PROVIDER shall prepare, reproduce and distribute Drawings and Specifications and other necessary supporting documentation and data to describe Work to be added, deleted or modified.
2. SERVICE PROVIDER shall review properly prepared, timely requests by the CITY or Contractor for changes in the Work, including adjustments to the Contract Plans/Specifications, Contract Sum or Contract Time. A properly prepared request for a change in the Work shall be accompanied by sufficient supporting data and information to permit SERVICE PROVIDER to make a reasonable recommendation to the CITY without extensive investigation or preparation of additional

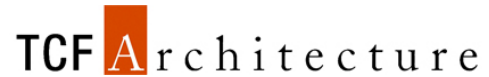


drawings or specifications. If SERVICE PROVIDER determines that requested changes in the Work are not materially different from the requirements of the Contract Documents, SERVICE PROVIDER may issue an order for a minor change in the Work, with the express written consent of the CITY, or recommend to the CITY that the requested change be denied.

3. If SERVICE PROVIDER determines that implementation of the requested change(s) would result in a material change to the Contract that may cause an adjustment in the Contract Plans/Specifications, Contract Time or Contract Sum, SERVICE PROVIDER shall make a recommendation to the CITY, who may authorize further investigation of such change. Upon such authorization by the CITY, and based upon information furnished by the Contractor, if any, SERVICE PROVIDER shall review the Contractor's estimate and inform the CITY of additional cost and time that might result from such change, including potential additional costs attributable to a Change in Services of SERVICE PROVIDER. With the CITY's approval, SERVICE PROVIDER shall incorporate those estimates into a Change Order or other appropriate documentation for the CITY's execution or negotiation with the Contractor.
4. SERVICE PROVIDER shall maintain records relative to changes in the Work. SERVICE PROVIDER shall submit weekly logs to the CITY categorizing all Proposal Requests, RFIs, Construction Change Directives, Change Orders, and Submittals processed. Logs shall include the status of documents and any cross-references and dollar amounts associated with the particular document.

F. CERTIFICATION OF PAYMENTS TO CONTRACTOR

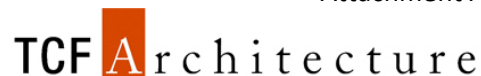
1. SERVICE PROVIDER shall review and certify the amounts due the Contractor and shall make recommendations to the CITY to issue Certificates for Payment in such amounts. SERVICE PROVIDER's certification for payment shall constitute a representation to the CITY, based on SERVICE PROVIDER's evaluation of the Work as provided under this Agreement, and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of SERVICE PROVIDER's knowledge, information and belief, the quantity and quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by SERVICE PROVIDER.
2. The issuance of a Certificate for Payment shall not be a representation that SERVICE PROVIDER has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors of any tier and material suppliers and other data requested by the CITY to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.
3. SERVICE PROVIDER shall maintain a record of the Contractor's Applications for Payment.



4. The CITY shall be responsible for maintaining and filing all Payment forms and documentation. Copies of Payment Applications will be forwarded to SERVICE PROVIDER.

G. PROJECT COMPLETION / CLOSEOUT

1. SERVICE PROVIDER shall conduct inspections to determine the date or dates of Substantial Completion (specific to individual structures, and for full Substantial Completion of all Portions of the Work) and the date of Final Completion, shall advise the CITY of those recommended dates, and shall receive from the Contractor and forward to the CITY, for the CITY's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor, and shall issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.
2. SERVICE PROVIDER's review of the Work shall be conducted with the CITY's Project Manager to determine conformance of the Work with the requirements of the Contract Documents and to verify completion of items noted in the list of Work to be completed or corrected as submitted by the Contractor.
3. When the work is found to be substantially complete, SERVICE PROVIDER shall confirm with the CITY the balance of the Contract Schedule of Prices remaining to be paid to the Contractor, including any amounts needed to be paid for final completion or correction of the Work.
4. If it becomes necessary for SERVICE PROVIDER to make additional punch list back-checks, as a result of the Contractor's non-performance or inability to complete the Work, SERVICE PROVIDER shall notify the CITY. If additional services by SERVICE PROVIDER are required and authorized by the CITY, SERVICE PROVIDER may be due a Change in Service, if such services are not included in the scope of services authorized by this Supplemental Agreement. The CITY may elect to back charge the Contractor for this expense as provided for in the General Conditions of the Contract Documents.
5. Once the Project is deemed to be Substantially Complete in the opinion of SERVICE PROVIDER, SERVICE PROVIDER shall notify the CITY, in writing, that final Substantial Completion has been achieved for all Portions of the Work. SERVICE PROVIDER will prepare a Certificate of Substantial Completion for signature by the Contractor and the CITY. SERVICE PROVIDER and its Subconsultants shall review and check for conformance with the Contract Documents all the Operations and Maintenance Manuals required by the Contract Documents. SERVICE PROVIDER shall generally review records, written warranties and related documents required in the Contract Documents, to be provided by the Contractor, including the Contractor's own written list of incomplete items.
6. SERVICE PROVIDER shall receive final Closeout documentation from the Contractor as required in the OFM guidelines and Contract Documents including, but not limited to: (1) final payment request with final releases and supporting documentation, warranties, bonds, and certificates of insurance of products; (2) updated final statement, accounting for additional (final) changes to the Contract Sum; (3) certified copy of Architect's final punch list of itemized work to be completed; (4) consent of surety or sureties, if any, to reduction in, or partial release of, retainage



or the making of final payment as set forth in the Performance Bonds; (5) final liquidated damages settlement statement (if any); (6) evidence of continuing insurance coverage complying with the insurance requirements of the Contract Documents; (7) Certificate of Occupancy from permitting jurisdiction; (8) Record Documents; and (9) Other Closeout Submittals required by the CITY and other agencies having jurisdiction.

7. SERVICE PROVIDER shall assist the CITY in the process of achieving Final Contract Acceptance including subsequent site visits to check on acceptable completion and remaining minor Punch List items, within available hourly fee budgets or as negotiated if fee budgets have been depleted. SERVICE PROVIDER shall make recommendation regarding Final Payment to the Contractor based upon a final review of the Work, indicating that the Work complies with the requirements of the Contract Documents.

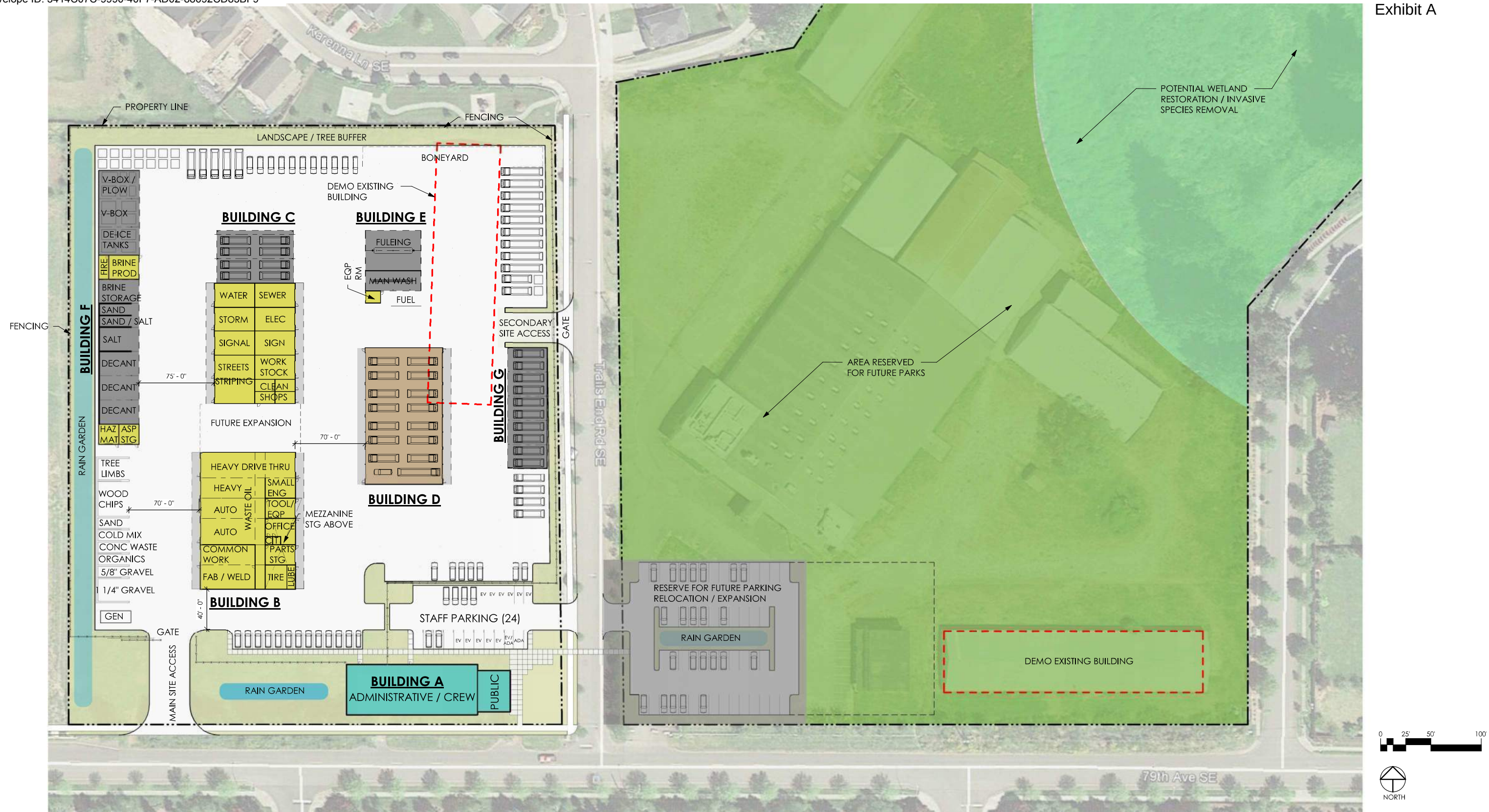
H. AS-BUILT AND RECORD DRAWING DOCUMENTS

1. SERVICE PROVIDER shall review As-Built documents provided by the Contractor for general compliance and clarity. If, in the opinion of SERVICE PROVIDER, the Contractor-provided As-Built documents are determined to be unacceptable, SERVICE PROVIDER will return the documents to the Contractor for revision and re-submittal.
2. Once the As-Built documents have been completed in a manner acceptable to the SERVICE PROVIDER the documents will be provided to the CITY.
3. **Record Drawings (additional service):** At the request of the CITY, the SERVICE PROVIDER shall update the electronic Contract Document files (drawings and specifications) including the changes as noted by the Contractors As-built documents. The SERVICE PROVIDER will provide the CITY with a download link containing all electronic files of drawings, .pdf files of all drawings, and .pdf files of project specifications.
4. Other Select SERVICE PROVIDER files, as requested by the CITY, will be provided by a downloadable link for the CITY use.

PRELIMINARY SCHEDULE

1. Below is an approximate schedule that is anticipated for design and construction. This schedule will be updated at each phase and throughout the project as necessary.

○ Project NTP	TBD
○ Schematic Design:	3 months
○ Design Development:	4 months
○ Construction Documents:	4 months
○ Bid:	1 month
○ Construction:	12-14 Months



CITY OF TUMWATER

MAINTENANCE AND OPERATIONS FACILITY

site plan | 05.18.22

**Structural Engineering
Scope of Work****Structural Engineering Design – Task 21**

1. Coordinate with TCF Architecture, as well as civil and MEP consultants.
2. Prepare structural calculations.
3. Prepare engineered construction drawings.
4. Review cost estimates prepared RC Cost Group.
5. Structural site design will include the design of any site retaining walls 4 feet or less in height, storage bunker walls, and equipment foundations associated with the project.
6. Review specifications prepared by TCF Architecture.

Bidding / Permitting – Task 22

7. Assist TCF Architecture filing documents related to the structural systems, as required for approval by the CITY. Task includes coordinating and assembling the structural drawings and calculations to be included in the permit submission. We assume that the architect will take the lead in filling out the permit application and submitting all documents to the CITY.
8. Respond to CITY permit review comments related to the structural system and revise the plans as required by the CITY. This task includes meetings with the TCF Architecture to review CITY comments.
9. Assist CITY during the bid process. This task includes attendance at pre-bid meetings, as well as responding to contractor questions and substitution requests.

Construction Phase Services – Task 23

10. Review shop drawings, test reports, and contractor-requested changes as they relate to the design.
11. Observe construction, which includes visits to the site at appropriate intervals to become familiar with the quality and progress of the work as it is relative to the primary structural system, and prepare observation reports.

Exclusions

This proposal does not include fees associated with agency reviews, submittals, or permits, nor does it include any work associated with the following services:

- a) Professional services of sub consultants, e.g., geotechnical, material testing, and other specialist, if required by the review agency.
- b) Costs associated with the excavation of soils logs for the evaluation of onsite soils.
- c) Costs associated with reconsiderations of agency decisions.
- d) Costs associated with title reports or other legal documents.
- e) Costs associated with substantial redesign after preparation of design development drawings.
- f) Additional inspections that are a result of contractor non-compliance to the plans or specifications.
- g) Design of a non-conventional foundation system.
- h) Structural engineering associated with contractor's erection means, methods, and sequences.
- i) Design of any site features no indication, such as retaining walls over 4 feet in height, landscape seat walls, landscape trellis structures, artwork foundations, stormwater detention vaults, etc. If you would like any structural engineering services associated with the design of site features, we would be happy to provide these services for an additional fee.
- j) Mechanical or electrical services.
- k) Development of an opinion of probable construction costs.
- l) Preparation of conformed drawings prior to the start of construction.
- m) Preparation of record drawings at the end of construction together with the Letter of Completion, if required by the CITY.
- n) Dividing the design work into more than one phase of work.

Additional Services

Conformed Drawings – Task 24

Prepare an updated Revit model and Confirm Drawing set prior to the start of construction. The Conformed Drawings will incorporate any agency review comments and bid addenda, as necessary, to provide a comprehensive set for construction of the project.

Record Drawings – Task 25

Prepare an updated Revit model and Record Drawing set at the end of construction. The Record Drawings will incorporate any contractor redlines as well as AHBL construction sketches as necessary to provide a comprehensive set for use by the CITY.

For both task, we will bill our engineering effort on a time and expense basis against the noted allowances.

**Mechanical Electrical Plumbing
Scope of Work****BASIC SERVICES****Mechanical Systems**

- Schematic Design, Design Development, Construction/Bid Documents (plans and specifications), permitting, services for HVAC, DDC control systems, plumbing and underground utilities within five feet of the building exterior for storm drainage, waste water drainage, and domestic water. The piping invert elevation will be coordinated between BCE and the civil engineer.
- Fire protection systems will be Riser room support drawings and bidder design performance specifications.

Electrical Systems

- Schematic Design, Design Development, Construction /Bid Documents (plans and specifications), permitting services for building electrical power, site electrical power, building lighting, site lighting, fire alarm and data network communication infrastructure wiring. (See "Exclusions" for services not included).

EXCLUSIONS

The following tasks are excluded from BCE's scope of services for this Project:

- Cost Estimating (by others)
- Any Power, Street Lighting or Comm Frontage Improvements
- Mechanical/Electrical Commissioning as the Commissioning Agent
- Commissioning Support
- LEED Documentation/Submittals
- Fire Pumps
- Solar Panel Systems
- Grease interceptors, sand sediment filtration tanks, oil water separators.
- Life-Cycle Cost Analysis
- Value Engineering
- Constructability Review drafting
- Construction Change Orders / Directives
- Printing (Except as required for hard copy permit submittals).
- Telephone systems, computer servers, network switches.
- Evacuation assistance systems
- Seismic calculations for mechanical and electrical components
- All work associated with the research, application, and submittal for any grant monies

ADDITIONAL SERVICES

In addition to Basic Services provided in a separate proposal BCE proposes the following additional services as hourly NTE:

1. Conformed Set
2. CAD Record Set
3. Security system, access control, CCTV coordination/design (up to 20 CCTV locations & 20 access control locations)
4. Sound System/AV Design (for crew/training room)
5. WSEC Analysis and Design: WSEC Section C406 "Additional Efficiency Package Credits": It is difficult mechanically or electrically to obtain all of these credits with the current cost estimate level. Also, past experience has shown that it is difficult or expensive to obtain the credits with an Enhanced Envelope and/or Reduced Air Barrier. This requires additional brainstorming meetings with the design team and additional analysis to choose the cost effective way to obtain these credits. In the past maintenance projects, the least expensive route has been to design around a DOAS. These systems are typically used in B Occupancy buildings (such as building A) and are built into the MACC for that building. DOAS systems are not typically used in S Occupancy buildings and therefore the MACC does not reflect those costs. Also, OFM Design Schedule C does not include fee for the complexity of designing a DOAS for buildings B, C, D, and E. In addition "Load Management" requirements and required PV systems for buildings over 10,000 sq/ft will require additional coordination and design
6. Specialty equipment MEP coordination for Fleet and Shops buildings
7. Fuel system design and specification, WSP to provide system requirement and design criteria. Fuel system design requires additional time to design due to the complexity potential of the system. They require specific meetings on fuel storage quantities, types of fuel, fuel delivery speeds, software management systems, etc. Easier design includes a packaged tank/dispenser combinations that can be tailored to the needs of the Owner. More complex designs include the design of a built-up system including multiple fueling lanes, underground vs. above ground tanks, containment systems, pump and piping sizing, dispenser types, etc. BCE will also have to design the electrical power, lighting, and drainage systems (trench and area drains and oil/water separators) associated with the fueling area.
8. Vehicle wash and water reclaim design and specification, WSP to provide system requirements and design criteria. The wash system design requires additional time to design due to the complexity potential of the system. They require specific meetings on the sizes of vehicles to be washed, the frequency of washing vehicles, whether or not it is to operation year around (freeze protection). Designs include the actual wash equipment (touchless, brushed, undercarriage washing, etc.), the water treatment system, the water heating system (it has been noted that gas-fired equipment is not desired). BCE will also have to design the electrical power, lighting, water delivery piping, and drainage systems (trench and area drains, solids interceptors, and oil/water separators) associated with the wash equipment. Additional design will be required if water recycling is desired which increases the design complexity to include more water treatment and filtration."

9. Vehicle Charging station for 25% of stalls and infrastructure for remaining stalls
10. Fire protection routing coordination for up to 2 locations.
11. Whole site generator design
12. Lube System Design and Specification

EXCLUSIONS TO ADDITIONAL SERVICES

The following tasks are excluded from BCE's scope of services for this Project:

- Cost Estimating (by others)
- Any Power, Street Lighting or Comm Frontage Improvements
- Off site power and communication coordination.
- Mechanical/Electrical Commissioning as the Commissioning Agent
- Commissioning Support
- LEED Documentation/Submittals
- Fire Pumps
- Grease interceptors, sand sediment filtration tanks, oil water separators.
- Life-Cycle Cost Analysis
- Value Engineering
- Constructability Review drafting
- Construction Change Orders / Directives
- Printing (Except as required for hard copy permit submittals).
- Telephone systems, computer servers, network switches.
- Evacuation assistance systems
- Seismic calculations for mechanical and electrical components
- All work associated with the research, application, and submittal for any grant monies
- Solar panels systems beyond code required

**Equipment and Maintenance Operations and Planning
Scope of Work****1. Schematic Design**

- a. Operations and equipment requirements will be developed to a schematic design level for the new maintenance and operations facilities. Schematic design will address layout and arrangement of each shop, vehicle maintenance bays, material storage, bulk materials, and fleet parking.
- b. FPS will update the preliminary equipment list (dated February 3, 2017) to align with the schematic design.
- c. Participate in Design Review meetings as needed with TCF Architecture and the CITY.

2. Design Development

- a. SD level design will be developed for the new maintenance and operations facility. Recommended equipment and storage requirements will be identified.
 - Vehicle maintenance equipment including vehicle lifts, lubrication services, hose reels, vehicle exhaust systems, etc. will be identified and confirmed as existing to be re-used vs. new equipment and systems.
 - Parts shelving, cabinets, drawer storage, racking, and misc. storage requirements will be identified and confirmed as existing to be re-used vs. new equipment and systems.
 - All equipment and storage system selections will be identified to include quantities and outline specifications to identify manufacturer, capacities, owner-contractor responsibilities, and budget.
 - The equipment list will be updated and detailed to include utility requirements (power, compressed air, data, plumbing, specialty services, etc.)
- b. Participate in Design Review meetings as needed with TCF Architecture and the CITY.

3. Construction Documents

- a. FPS will support TCF Architecture during construction document development. We will complete detailed equipment placement drawings for the CD phase, including design review at +/- 90%, and final 100% Bid Set Drawings.
- b. FPS will provide detailed plans and specifications for planned equipment and storage requirements. Specification format will be per CSI standards and coordinated with TCF Architecture.
- c. Participate in Design Review meetings as needed with TCF Architecture and the CITY.

4. Equipment Bidding – FPS will support bidding, bid reviews, and new equipment proposals for compliance with constructions documents.**5. Construction Administration Support** – FPS will support construction administration for the project. Equipment submittal reviews, comments, and approvals will be completed. We will respond to contractor RFI's and general equipment coordination issues. We anticipate a final site visit for installation review, punch list and final acceptance support.

**Civil Engineering
Scope of Work**Phase 1 Schematic Design

This phase includes the preparation of schematic design drawings and are limited to conceptual basic services layout of site water, drainage and sanitary systems.

Task 1 Schematic Design Plans

1. Attend up to one(1) virtual meeting with TCF Architecture
2. Prepare conceptual level engineering plans including:
 - a. Site Improvement Plan- Based on the site plan provided by TCF Architecture. TCF Architecture will provide the site plan showing initial locations of buildings, paving, walkways, driveways, parking and fencing locations. SCJ will provide linework for basic water, sewer, storm and preliminary grading.

Phase 1 Deliverables

- Schematic Design Plan

Phase 2 Design Development and Site Plan Review

This phase includes the continued development of layouts for water, drainage and sanitary systems. The Design Development documents will be preliminary in nature and provide character of the project.

Task 1 Design Development Plans

1. Continue developing the layouts for water, drainage, and sanitary sewer.
2. Update and prepare the design development engineering plans including:
 - a. Site Improvement Plan
 - b. Grading Plan
 - c. Drainage Plan
 - d. Water and Sewer Plan

Phase 2 Deliverables

- Design Development Plans

Phase 3 Construction Documents and Permitting

This phase includes continued development of layouts for water, drainage and sanitary systems. SCJ will perform the following tasks:

Task 1 Construction Documents

1. Incorporate conditions of approval from the SPR staff report into the construction documents.
2. Update plans to incorporate revisions to the layouts for water, drainage and sanitary systems.

Phase 3 Deliverables

- Civil CAD Files

Phase 4 Bidding Support Services

This phase includes bidding support related to questions or clarifications the contractors may have regarding the design scope mentioned above.

1. Attend one (1) pre-bid meeting

Phase 5 Civil Construction Support Services

This phase includes construction support from the pre-construction meeting through substantial completion. SCJ will assist with construction support services and provide the following services for the design scope mentioned above:

1. Attend one (1) pre-construction meeting.
2. Provide engineer's supplemental information as needed.

Assumptions:

- SCJ will provide input; however, the Architect will finalize the site plan (building locations, site amenities, parking areas, etc.) and provide it to SCJ in CAD format.
- Water, sanitary sewer, and roof drain stub locations and invert elevations 5-feet from the building will be provided by others.
- Meetings more than those identified below will require additional fees.
- Conceptual and Detailed Design Review, as required will be completed by the architect. No meetings or coordination efforts are included for design review.
- Construction documents and design for the frontage improvements along 79th Avenue SE is not included and will be done by other.
- Frontage improvements along 79th Avenue SE and Trails End Road include new curb, gutter, planter, sidewalk, lighting and street trees is not included and will be done by other.
- Traffic signal plans and modifications are not anticipated and not included.
- All utility, permit and connection fees associated with the project will be paid by the CITY.
- Construction phasing plans are not included.
- Parking lot lighting service coordination will be completed by TCF Architecture electrical sub-consultant. See Phase 3 Task 3 below.

- Dry utility coordination, applications and fees associated with service connections, relocations or underground are not included in the scope of work. See Phase 3 Task 3 below.
- If required, coordination with the utility providers for existing overhead utilities to underground is not included. It is anticipated that all applications and coordination with PSE and other utility service providers will be completed by others. See Phase 3 Task 3 below.
- Parking lot lighting design calculations are not included. It is assumed that the electrical engineer will prepare the lighting design and necessary calculations required for permitting.
- Structural/Retaining wall design and calculations are not included for walls over 4 feet tall.
- Value engineering and constructability review is not included.
- LEED coordination and documentation is not included.
- Specifications will be in CSI format.
- Fire flow modeling and calculations are not included. Flow information will be provided by the CITY.
- A geotechnical report with infiltration rates and pavement design will be provided by the client.
- A survey for the project area will be provided in CAD format.
- Environmental analysis, research, and recommendations regarding the potential for existing underground storage tanks and potential for contamination are not included.
- Critical area reports and documentation are not included.
- There are no environmentally sensitive areas located onsite or that effect the proposed project. No environmental reports are required.
- A Traffic Impact Analysis (TIA) is not included. See the “Additional Services” section below for additional information.
- Variance or Justification Requests Documentation from CITY code is not included.
- Parking Modification Request Documentation from CITY code is not included.
- Preparation for and attendance at a neighborhood meeting is not included. See the “Additional Service” section below for additional information.
- SEPA will either be a Determination of Non-Significance (DNS) or Mitigated DNS; an Environmental Impact Statement is not assumed to be required. It is assumed the CITY will act as the SEPA administrator.
- Dewatering plans and design considerations are not included.
- Coordination and permitting associated with the building demolition and Olympia Region Clean Air Agency (ORCAA) permitting requirements are not included.
- All communication from the contractors during bidding will be through the architect. There will be no direct communication with SCJ Alliance.
- The architect will prepare the project manual and bid advertisement and issue bid addenda. It is assumed SCJ will have a minor role in bidding support related to questions or clarifications as they arise.
- Bidder questions will be few and minor in nature.
- Existing water and sewer run along 79th Avenue and have the adequate capacity to connect to.
- It is assumed there will be a minor amount of RFI's and infrequent contractor requests.
- Deviations from design plans during construction will be minor in nature.

- It is assumed that the contractor will keep accurate redline plans on-site for use in record drawings preparation. Should adequate records not be kept, a post construction survey of improvements may be required to prepare record drawings.

Additional Services

Phase 1 Schematic Design

This phase includes the preparation of schematic design drawings and are limited to conceptual basic services layout of site water, drainage and sanitary systems.

Task 1 Additional Services

1. Attend up to two (2) CITY/design team coordination meetings in preparation of Presubmission Conference and scoping meetings.
2. Prepare stormwater scoping meeting and Presubmission Conference applications.
3. Perform conceptual stormwater sizing analysis.
4. Prepare exhibits for stormwater scoping meeting coordination.
5. Prepare conceptual level cost estimate for civil engineering related elements.
6. Perform quality control of the stormwater analysis and schematic design plan.

Phase 1 Deliverables

- Conceptual Cost Estimate
- Presubmission Conference and Stormwater Scoping Meeting Applications
- Stormwater Scoping Meeting Exhibit(s)

Phase 2 Design Development and Site Plan Review

This phase includes the continued development of the schematic design documents. The Design Development documents will be preliminary in nature and provide character of the project. SCJ will also prepare and submit the Site Plan Review application and associated documents utilizing the design development documents.

Task 1 Design Development Plans

1. Attend up to six (6) coordination meetings (virtual or online meetings assumed).
2. Perform one site visit.
3. Coordinate with the Architect regarding parking lot layout. Prepare turn template exhibits to ensure the appropriate drive aisle and turning radii are provided.
4. Complete up to one (1) site plan revisions resulting from the Presubmission conference and stormwater scoping information provided by the CITY.
5. Update and prepare the design development engineering plans including:
 - a. Cover sheet
 - b. Existing Conditions Map – Based on Topographic Survey prepare by others
 - c. Demolition and Temporary Erosion and Sedimentation Control Plan

- d. Site Improvement Plan
- e. Drainage Plan
- f. Drainage Details
- g. Water and Sewer Plan
- 6. Prepare preliminary drainage report with supplemental reports including: Pollution Source Control Plan and Stormwater Management Plan
- 7. Coordinate, prepare for and attend up to two (2) meetings with the CITY to discuss site layout, stormwater, permitting requirements, and entitlement process.
- 8. Prepare preliminary Stormwater Pollution Prevention Plan (SWPPP)
- 9. Perform quality control
- 10. Update cost estimate
- 11. Prepare preliminary specifications in CSI format
- 12. Address comments during the coordination and design team review process.

Task 2 Site Plan Review (SPR)

- 1. Prepare site plan review application and supplemental checklists.
- 2. Prepare project narrative.
- 3. Prepare SEPA Checklist and coordinate responses with CITY and Architect.
- 4. Perform quality control of the SPR documents prior to submittal.
- 5. Coordinate and attend SPE submittal intake meeting.
- 6. Review staff comments and coordinate with CITY regarding clarifications or questions.
- 7. Update drawings/reports to address staff comments.
- 8. Resubmit plans/reports to CITY for final project approval.
- 9. Prepare for attend follow up intake meeting with CITY.

Phase 2 Deliverables

- Design Development Plans
- Preliminary Drainage Report
- Specification outline in CSI format

Phase 3 Construction Documents and Permitting

This phase includes the preparation of construction and permitting documents describing the requirements for construction of the project. SCJ will perform the following tasks:

Task 1 Construction Documents

- 1. Attend up to six (6) coordination meetings (virtual or online meetings assumed).
- 2. Incorporate conditions of approval from the SPR staff report into the construction documents.
- 3. Prepare civil engineering construction plan set:
 - a. Cover Sheet
 - b. General Notes and Legend

- c. Existing Conditions Map – Based on Topographic Survey prepared by others
 - d. Demolition and Temporary Erosion and Sedimentation Control Plan (2 sheets)
 - e. Temporary Erosion Control Notes and Details.
 - f. Site Improvement Plan (4 sheets)
 - g. Site Improvement Notes and Details (2 sheets)
 - h. Grading Plan (4 sheets)
 - i. Grading Details (1 sheet)
 - j. Retaining Wall Profiles (if needed)
 - k. Drainage Plan (2 sheets)
 - l. Drainage Notes and Details (2 sheets)
 - m. Water and Sewer Plan (2 sheets)
 - n. Water and Sewer Profiles (2 sheets)
 - o. Water and Sewer Notes and Details
 - p. Building G Alternate Plan (1 sheet)
4. Prepare final drainage report including operation and maintenance manual and pollution source control plan.
 5. Coordination on Building G Alternate.
 6. Prepare final Stormwater Pollution Prevention Plan (SWPPP)
 7. Prepare specification for civil design elements in CSI format.
 8. Perform quality control of the construction documents prior to submittal
 9. Update cost estimate.

Task 2 Permitting Coordination

1. Prepare applications for submittal to the CITY via the online portal.
2. Update design to address CITY comments. For this task up to two (2) rounds of comments and responses have been assumed. Approximately 40 hours of cumulative effort have been assumed in the included fee to address and respond to the comments. Additional efforts may require additional fees.
3. Prepare NPDES Notice of Intent (NOI) for Washington Department of Ecology's General Construction Stormwater Permit coverage and submit to the Department of Ecology.

Task 3 Utility Coordination

This task includes coordination efforts in support of the Electrical Engineer relating to the utility coordination/undergrounding, building service connections, and parking lot lighting service connections.

1. Prepare and provide CAD files in support of the utility undergrounding coordination, service connection locations, parking lot lighting design and electrical charging stations (if any) layout to the electrical engineer for coordination with PSE.
2. Coordinate underground utility routing with the Electrical Engineer to avoid impacts to existing and proposed utilities.
3. Coordinate parking light pole location, EV charging station locations and reference locations and required pads on the Civil Site Plan.

Phase 3 Deliverables

- Civil Engineering Plan
- Civil Specifications (CSI Format)
- Drainage Report
- SWPPP
- Civil CAD Files

Phase 4 Bidding Support Services

This phase includes bidding support related to questions or clarifications the contractors may have.

1. Respond to up to four (4) bidder questions and requests for information.
2. Review up to three (3) substitution requests
3. Prepare bid addenda. SCJ anticipates no more than 1 plan revision and addenda issuance.

Phase 5 Conformed Construction Documents

This phase includes modifications to the construction documents addressing any addendas issues during the bidding or negotiating process.

1. Revise civil plans associated with the conformed construction documents.
2. Revise specifications associated with the conformed construction documents.

Phase 5 Deliverables

- Conformed civil drawings and specifications.

Phase 6 Civil Construction Support Services

This phase includes construction support from the pre-construction meeting through substantial completion. SCJ will assist with construction support services and provide the following services:

1. Attend one (1) pre-construction meeting
2. Review material submittals.
3. Prepare for and attend three (3) construction meetings / site visits and prepare field reports after each site visit.
4. Provide response to contractor request for information (RFI). SCJ anticipated no more than eight (8) RFI's throughout the duration of the project.
5. Coordinate with other disciplines to resolve RFI's and questions related to the design.
6. Provide engineer's supplemental information as needed.
7. Provide civil documents associated with change orders as needed.

Phase 7 Project Closeout

This phase includes construction closeout tasks required for project closeout. SCJ will assist with project closeout and provide the following services:

1. Provide one (1) site visit to prepare punch list.
2. Prepare civil punch list.
3. Provide one site visit to back punch.

Phase 7 Deliverables

- Punch List

Phase 8 Record Documents

1. Provide civil engineering related record drawings

Phase 8 Deliverables

- Civil Record Drawings

Phase 98 Additional Services

Additional Services will be charged on a time and material basis and include items not included in this scope such as attendance at public meetings and hearings. Additional Services will be authorized to be performed by TCF Architecture in advance. Additional Services will include a 10% administrative fee.

Phase 99 Expenses

Expenses will be charge on a time and material basis and include items such as travel, mileage, plan reproduction, copies, etc. All expenses, except for mileage, will include a 10% administrative fee. If requested SCJ will provide a copy of our typical expense rates. A budget of \$1,000 will be included in the contract for expenses.

Assumptions:

- SCJ will provide input; however, the Architect will finalize the site plan (building locations, site amenities, parking areas, etc.) and provide it to SCJ in CAD format.
- Water, sanitary sewer, and roof drain stub locations and invert elevations 5-feet from the building will be provided by others.
- Meetings more than those identified below will require additional fees.
- Conceptual and Detailed Design Review, as required will be completed by the architect. No meetings or coordination efforts are included for design review.
- Construction documents and design for the frontage improvements along 79th Avenue SE is not included and will be done by other.
- Frontage improvements along 79th Avenue SE and Trails End Road include new curb, gutter, planter, sidewalk, lighting and street trees is not included and will be done by other.
- Traffic signal plans and modifications are not anticipated and not included.
- All utility, permit and connection fees associated with the project will be paid by the CITY.
- Construction phasing plans are not included.
- Parking lot lighting service coordination will be completed by TCF Architecture electrical sub-consultant. See Phase 3 Task 3 below.
- Dry utility coordination, applications and fees associated with service connections, relocations or underground are not included in the scope of work. See Phase 3 Task 3 below.
- If required, coordination with the utility providers for existing overhead utilities to underground is not included. It is anticipated that all applications and coordination with PSE and other utility service providers will be completed by others. See Phase 3 Task 3 below.
- Parking lot lighting design calculations are not included. It is assumed that the electrical engineer will prepare the lighting design and necessary calculations required for permitting.
- Structural/Retaining wall design and calculations are not included for walls over 4 feet tall.
- Value engineering and constructability review is not included.
- LEED coordination and documentation is not included.
- Specifications will be in CSI format.
- Fire flow modeling and calculations are not included. Flow information will be provided by the CITY.
- A geotechnical report with infiltration rates and pavement design will be provided by the client.
- A survey for the project area will be provided in CAD format.
- Environmental analysis, research, and recommendations regarding the potential for existing underground storage tanks and potential for contamination are not included.
- Critical area reports and documentation are not included.
- There are no environmentally sensitive areas located onsite or that effect the proposed project. No environmental reports are required.
- A Traffic Impact Analysis (TIA) is not included. See the "Additional Services" section below for additional information.
- Variance or Justification Requests Documentation from CITY code is not included.

- Parking Modification Request Documentation from CITY code is not included.
- Preparation for and attendance at a neighborhood meeting is not included. See the “Additional Service” section below for additional information.
- SEPA will either be a Determination of Non-Significance (DNS) or Mitigated DNS; an Environmental Impact Statement is not assumed to be required. It is assumed the CITY will act as the SEPA administrator.
- Dewatering plans and design considerations are not included.
- Coordination and permitting associated with the building demolition and Olympia Region Clean Air Agency (ORCAA) permitting requirements are not included.
- All communication from the contractors during bidding will be through the architect. There will be no direct communication with SCJ Alliance.
- The architect will prepare the project manual and bid advertisement and issue bid addenda. It is assumed SCJ will have a minor role in bidding support related to questions or clarifications as they arise.
- Bidder questions will be few and minor in nature.
- Existing water and sewer run along 79th Avenue and have the adequate capacity to connect to.
- It is assumed there will be a minor amount of RFI’s and infrequent contractor requests.
- Deviations from design plans during construction will be minor in nature.
- It is assumed that the contractor will keep accurate redline plans on-site for use in record drawings preparation. Should adequate records not be kept, a post construction survey of improvements may be required to prepare record drawings.

Exhibit B.5
Lyon Landscape Architecture

Landscape Services**Scope of Work****Task 1 – Project Management**

- A. Review City of Tumwater Landscape Requirements (TMC 18.47 Landscaping)
 - 1. TMC 18.47.050 (A) Type I Perimeter Landscaping
 - 2. TMC 18.47.050 (B) Type II Perimeter Landscaping
 - 3. TMC 18.47.050 (D) Landscaping Between Parking Lots and ROW
 - 4. TMC 18.47.050 (E) Parking Area Interior Buffers
 - 5. TMC 18.47.050 (G) Outdoor Storage Buffers
- B. Site Visit to Review Existing Conditions
- C. Obtain CAD Site Plans from Architect and Engineer in each Task listed below. It is anticipated that each Task will include (2) Site Plan Updates
- D. Coordinate with Civil Land Use Processes
- E. Coordinate with Civil SEPA Completion
- F. Attend Virtual or In-person Team or Public Workshops. It is anticipated that each Task will include (2) Meetings
- G. General Coordination with Design Team
- H. In-house Quality Assurance. It is anticipated that each Task will include (2) Quality Assurance review by LLA Partner.

Task 2 – Schematic Design Phase

- A. Provide (2) Submittals for the Schematic Design Phase, one at 50% and the other at 100%
- B. Schematic Design Phase will include the following:
 - a. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program. Landscape Planting Plans will include:
 - i. Layout of treed, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - ii. Color photographs of proposed plant palette.
 - b. Schematic Design of the Entry Plaza for Building A
 - i. Layout of concrete paving, include score pattern
 - ii. Located site amenities including bike racks, benches, flagpoles, and picnic tables
 - iii. Provide catalog cut sheets for site amenities
- C. Provide (1) Construction Cost Estimate at 50% submittal

Task 3 – Design Development Phase

- A. Provide (2) Submittals for the Design Development Phase, one at 75% and the last at 100%

- B. Design Development Phase Drawings will include the following:
 - a. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program. Landscape Planting Plans will include:
 - i. Updated layout of trees, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - ii. Updated Color photographs of proposed plant palette
 - b. Design Development of the Entry Plaza for Building A
 - i. Updated layout of concrete paving, include score pattern
 - ii. Provide details of concrete paving, concrete seat walls, and flag poles
 - iii. Updated location of site amenities including bike racks, benches, and picnic tables.
 - iv. Provide catalog cut sheets for site amenities
 - c. Provide (1) Construction Cost Estimates at 75% submittal
 - d. Provide Construction Specifications Outline
 - e. In-house Quality Assurance

Task 4 – Construction Document Phase (Permitting and Agency Review)

- A. Provide (2) Submittals for the Construction Document Phase one 75% and the last at 100%
- B. Construction Document Phase will include the following:
 - a. 20 Scale Landscape Planting Plans that show planting design for the areas listed in the Design Program. Landscape Planting Plans will include:
 - i. Updated layout of trees, shrubs, grasses, and groundcovers, botanical and common names, quantities, and sizes.
 - ii. Updated Color photographs of proposed plant palette
 - b. Entry Plaza for Building A
 - i. Updated layout of concrete paving, include score pattern
 - ii. Updated details of concrete paving, concrete seat walls, and flag poles
 - iii. Updated location of site amenities including bike racks, benches, and picnic tables.
 - c. Irrigation Plans
 - i. Layout of irrigation system including irrigation heads, mainline and lateral line
 - ii. Irrigation legend, notes, and zone valve schedule
 - iii. Irrigation details including point of connection, double valve assembly, valve details, and irrigation head details
- C. Provide (1) Construction Cost Estimates at 100% submittal
- D. Provide Construction Specifications in CSI Format

Task 5 – Conformed Set

- A. Create Conformed Set of Construction Drawings and Specifications

ADDITIONAL SERVICES

Additional Services requested by the CITY shall be billed at an agreed upon fixed fee or hourly at our standard billing rates. They may include, but are not limited to the following:

- Construction Administration Services, including any RFI responses during or after Bid Review, Submittal Reviews
- Fencing Layout and Detailing – by TCF
- Any Additional Site Visits Not Listed in Tasks Above
- Wetland Buffer Enhancement or Restoration

Acoustical Services
Scope of WorkSchematic Design

Environmental Noise Impact Study – Complete 24-hour on-site noise assessment along the residential property line to quantify the risk of maintenance and mechanical systems with respect to the City of Tumwater Chapter 8.08 – Noise Control code.

Construction Documents

Environmental Noise Control Compliance – Review and analyze all of the proposed building support systems (HVAC, tools, operations) compared to noise code requirements. Provide detailed documentation noting noise control plan for building and systems, and noise control compliance documentation.

Geotechnical Scope of Services

Field Exploration

The field exploration program consists of the following:

Exploration Type	Number of Explorations	Planned Exploration Depth (feet) ¹	Planned Location
Soil Borings with Monitoring Wells	3	25 or refusal	Planned building areas
Soil Borings	3	25 or refusal	Planned building areas
Test Pits	7	10 or refusal	Planned building and parking/driveway areas

1. Below existing ground surface

Exploration Layout and Elevations: We will use handheld GPS equipment to locate the proposed subsurface explorations with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may also be utilized. Approximate elevations will be obtained by interpolation from a site specific, surveyed topographic map provided to us by TCF.

Subsurface Exploration Procedures: Soil borings will be advanced using a track-mounted drill rig using continuous-flight hollow-stem augers or mud rotary drilling. Four samples are obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using split-spoon sampling (performed in general accordance with ASTM D1586). This sampling method advances a standard 2-inch outer diameter split-barrel sampling spoon into the subsurface by repeatedly dropping a 140-pound hammer a fall height of 30 inches. The number of blows required to advance the sampler the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are reported as uncorrected values on the boring logs at the test depths. Samples obtained from split-spoon sampling are typically tested for index properties. All samples are placed in appropriate containers, taken to our soil laboratory for visual examination and testing, and classified by a Geotechnical Engineer. In addition, we observe and record groundwater levels during drilling and sampling.

Our exploration team will prepare draft boring logs in the field (i.e. field logs) as part of standard drilling operations. The field logs will include sampling depths, sampler advancement, penetration resistance, and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation, and include modifications based on observations and laboratory tests.

Monitoring Well: The 2018 City of Tumwater Drainage Design and Erosion Control Manual (2018) requires installation of and groundwater level monitoring in at least 3 wells for the Detailed method. The Simple Method and Rain Garden design requirements require characterization of groundwater levels during the wet season.

Three monitoring wells will be constructed following advancement of three of the soil borings at the site. We anticipate a 10-foot screen interval for 15 to 25 feet below existing ground surface to evaluate groundwater level that may exist below the site. We will install a data logging piezometer in each well set to record groundwater levels hourly.

We will return to the site to download groundwater data approximately every other month after installation. We anticipate needing to monitor groundwater levels through the wet season, as required by the City of Tumwater Drainage Design and Erosion Control Manual. The piezometers will remain in the wells until about May of 2023.

Prior to construction, we assume the monitoring wells will be abandoned per Washington Department of Ecology requirements by the earthwork contractor.

Test Pit Procedures: Test pits are advanced via an excavator. The test pit sidewalls and excavated soil are observed by a Terracon field representative and characterized as described for soil borings. Groundwater seepage depths as well as fill, debris, and other deleterious materials observed are described in the field logs as well. Excavated soils are stockpiled in the vicinity of the pit for further observation and for convenient backfilling. The density/consistency of the soil is inferred through frequent probing of the base of the excavations for the upper 4 feet. Thereafter, soil density is inferred from observations of the excavated soil and excavator level of effort.

Test pits are typically terminated upon contacting dense to very dense/hard soil units. Bulk samples are collected to evaluate potential reuse of onsite soils.

Shear Wave Velocity Measurements: Based on the subsurface conditions anticipated from the geologic maps, we believe the project can benefit from a geophysical survey to characterize the shear wave velocity profile for the upper 100 feet. This will allow us to more appropriately assign a seismic site class for the development. Testing and post-processing of the data obtained will be performed by Terracon or a subcontractor to Terracon. This is non-displacement test method and will not result in property disturbance.

Property Disturbance: Borings will be backfilled with granular bentonite unless a monitoring well is to be installed. Backfilling of exploration holes will be performed consistent with Washington State Administrative Code (WAC 173-160).

Our services do not include repair of the site beyond backfilling the exploration holes, though care will be taken to limit property disturbance. Excess auger cuttings will be dispersed in the general vicinity of the borehole unless requested otherwise. Because backfill material often settles below the surface after a period, we recommend boreholes be periodically checked and backfilled, if necessary. We can provide this service, or grout the boreholes for additional fees, at your request.

Test pits are backfilled with the excavated soil and placed in lifts with some compactive effort applied by the excavator between lifts. The soil within the backfilled test pits will generally be looser than the in situ, preexisting condition; excess soil typically remains following backfilling. Excess soil will be scattered onsite within the vicinity of the test pit unless requested otherwise.

Site Access: Terracon must be granted access to the site by the property owner. By acceptance of this proposal, without information to the contrary, we consider this as authorization to access the property for conducting field exploration in accordance with the Scope of Services. We assume the SERVICE PROVIDER will resolve any access restrictions associated with private property, locked gates, and barricades.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials encountered while drilling will be noted on our logs and discussed in our report.

Exploration efforts require borings and excavations into the subsurface, therefore Terracon will comply with Washington State Administrative Code (WAC) in requesting public utility location service through Washington One Call (811). We will consult with the CITY/ SERVICE PROVIDER regarding potential utilities, or other unmarked underground hazards. Based upon the results of this consultation, we will consider the need for alternative subsurface exploration methods, as the safety of our field crew is a priority.

Private utilities should be marked by the CITY/ SERVICE PROVIDER prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us. As part of our standard procedures for conducting site investigations, Terracon will subcontract a private utility to aid in identifying the presence of private utilities in the general vicinity of the proposed exploration locations. Fees associated with the additional services are included in our current Scope of Services. It is important to note that the detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. Terracon's use of a private utility locate service would not relieve the owner of their responsibilities in identifying private underground utilities.

Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of field work. The anticipated laboratory testing may include the following:

- Water content
- Atterberg limits
- Grain size analysis

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the material's texture and plasticity, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

Results of our field and laboratory programs will be evaluated by a professional engineer. The engineer will develop a geotechnical site characterization, perform the engineering calculations necessary to evaluate foundation alternatives, and develop appropriate geotechnical engineering design criteria for earth-related phases of the project.

Your project will be delivered using our **GeoReport®** system. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan will be posted for review and verification
- Site Characterization – Findings of the site exploration
- Geotechnical Engineering – Recommendations and geotechnical engineering report

When utilized, our collaboration portal documents communication, eliminating the need for long email threads. This collaborative effort allows prompt evaluation and discussion of options related to the design and associated benefits and risks of each option. With the ability to inform all parties as the work progresses, decisions and consensus can be reached faster. In some cases, only minimal uploads and collaboration will be required, because options for design and construction are limited or unnecessary. This is typically the case for uncomplicated projects with no anomalies found at the site.

When services are complete, we upload a printable version of our completed geotechnical engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

We will provide a draft geotechnical report for your review and comment prior to providing a final, stamped geotechnical report. The geotechnical engineering report will provide the following:

- Boring and test pit logs with field and laboratory data
- Stratification based on visual soil classification
- Groundwater levels observed during and after the completion of drilling, including data collected from groundwater monitoring program over the wet season
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Recommended foundation options and engineering design parameters
- Estimated settlement of foundations
- Recommendations for design and construction of interior floor slabs
- Results and interpretation of groundwater monitoring well readings
- Preliminary estimate of infiltration rate based on grain size correlations
- Recommendations for permanent subsurface drainage
- Seismic hazards, including liquefaction
- Seismic site classification and mapped spectral acceleration values for S_s and S_1

- Subgrade preparation/earthwork recommendations
- Recommended pavement options and design parameters
- Recommendations for additional study (if necessary)

Post-report Consultation: Following issuing of the final geotechnical engineering report, the need for geotechnical consultation often arises as the design progresses and design changes are incorporated. From our experience, several hours of consultation with a Senior Geotechnical Engineer may become necessary for the design team for this type of project. This task assumes twelve hours of consultation with a Senior Engineer to assist with the following items:

- **Bidding Assistance:** From our experience, several hours of consultation with a Senior Geotechnical Engineer may be necessary for addressing questions during the bid process.
- **Review of Plans and Specifications:** Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

Infiltration Testing: Recessional glacial outwash is anticipated to be present that may provide sufficient porosity to make stormwater infiltration viable. The City of Tumwater Drainage Design and Erosion Control Manual requires a pilot infiltration test (PIT) be conducted within the footprint of the proposed rain garden area unless the site is underlain by Type A soils. Our review of the National Resource Conservation Service Web Soil Survey indicates the site is mapped as being mantled with soil in hydrologic soil group A (Type A). The mapping scale of the NRCS maps is large; presence of Type A soil should be further evaluated with soil classification from grain size analysis of soil samples collected from the site. The infiltration rate of Type A soils can be evaluated through grain size analysis.

If laboratory grain size test results indicate soil at the infiltration facility locations is not Type A or if relatively impermeable soil underlying Type A soil is disclosed in the explorations, field infiltration testing may be required. If infiltration facility types other than the raingardens are proposed, field infiltration testing may be required.

Conducting a PIT consists of excavation of a test pit and monitoring of the rate of infiltration. Following infiltration monitoring, the test is overexcavated to observe if any soil units of lower permeability and/or groundwater are present. The PIT is required to be performed during the wet seasonal period from early December to late April.

If PITs become necessary, PITs should be conducted during the wet season as required by the City of Tumwater Drainage Design and Erosion Control Manual. Testing will be performed consistent with the City of Tumwater Drainage Design and Erosion Control Manual. Terracon will

coordinate with the Civil Engineer to estimate the appropriate infiltration depth. Following testing, the pit will be over excavated to observe the soil stratum and for groundwater mounding. Samples will be collected at the base of the infiltration test base and in 2-foot intervals thereafter until a maximum depth of 15 feet is reached, or refusal. Backfilling will be performed as described for test pits. The planned location and base elevation of the stormwater infiltration facility must be provided to Terracon prior to field mobilization.

Hydrogeologic Analyses: Consistent with the City of Tumwater Design and Erosion Control Manual (2018), projects subject to the detailed analysis method will need to evaluate the impact of infiltration rate and proposed added volume from the project site on local groundwater mounding, flow direction, and water table levels. Additionally, the city may require a groundwater mounding analysis depending on the depth to the seasonal high groundwater. Following our field investigation and piezometric data collection, Terracon can provide a proposal for hydrogeologic analyses.

Construction Stormwater Water Management: In western Washington, sites that are over 1 acre in total area are subject to special permitting requirements through the Washington Department of Ecology to manage stormwater runoff. Terracon can assist in navigating the often-overlooked need for construction stormwater water permitting as well as provide construction inspection services required by permitting agencies to confirm compliance with the permits. Construction services can often be provided concurrent with geotechnical construction observations to provide an efficient and comprehensive construction service. Discussions of this service are best reserved for after a 90% design submittal and at least 3 weeks before the start of construction in order to optimize efficiencies for construction visits.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. This is based on widely spaced exploration locations and assumes construction methods will be performed in a manner sufficient to meet our expectations and site conditions are consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated soil testing, for site preparation, foundation, and pavement construction. This allows a more comprehensive understanding of subsurface conditions and necessary documentation of construction, to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Terracon is also available to provide construction materials testing and special inspection services for concrete, steel, asphalt, and related structural components. Prior to construction, Terracon can provide a proposal for construction materials testing and special inspection services.

Perform Environmental Assessments: Our geotechnical Scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. Terracon is providing a separate scope of services for Phase 1 Environmental Site Assessment and a Hazardous Building Materials survey.

Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects (effective July 1, 2015)

When budgeting for state capital projects, the estimated value of the Architectural/Engineering (A/E) Basic Services fee (Exhibit A) can be determined by using these fee guidelines. The guidelines are divided into three levels determined by the type and complexity of the building. They are used in the preparation of capital budget requests for Washington State public works building projects under the jurisdiction of the Department of Enterprise Services, universities, natural resource agencies, and the Department of Transportation. A/E Basic Services are defined in this document.

The payment of A/E fees represents some of the most important dollars spent on a project. These funds are an investment affecting both the quality and successful completion of a project. Recognizing this, calculation of a fee structure to obtain quality design at a reasonable cost presents a challenge. There are pros and cons associated with any system used to set fees, and there is great variation in the types and complexity of state construction projects.

These fee guidelines originally were the outcome of a study coordinated by the Office of Financial Management (OFM) to review other fee guidelines and identify approaches used by other states. The study included state agencies, the Washington Council of the American Institute of Architects, American Council of Engineering Companies of Washington, and state universities. State agencies documented examples within state government where the existing fee system posed problems, and they proposed changes that would improve the state system. Higher education agencies provided evaluations of the scope, magnitude, and methods used to establish fees for design services at peer institutions. Updates to the fee guidelines also have considered issues raised by the design community.

Use of the Guidelines

These fee guidelines should be used in preparing capital budget requests to determine the maximum amount that may be payable for A/E basic service fees in fixed price agreements and percent of construction cost agreements. The guidelines define the standard basic services (based on the definition of basic services) that should be included in each design phase of state public works projects for the typical design/bid/build process. They also provide further definition of what are considered reimbursable expenses, extra and other services.

Agencies may choose to pay design consultant fees or allow extra and other charges in a manner other than described in these guidelines, and any additional cost (above the level provided by the guidelines) may be paid from other agency resources.

Percent Fee Compensation

The standard fee schedule has been prepared to establish a basis for determining the scope and cost of design services and to focus the attention of agencies on the quality, capability, and prior performance of the firms being selected for public works projects.

The fee schedule is used to prepare capital budget requests. The actual contracts for basic services payable to the A/E shall be a negotiated fixed amount or percentage of the maximum allowable construction cost of the project not including fees; licenses; permits; sales taxes; contingencies; and change orders caused by A/E errors or omissions, or change orders which do not require design consultant services. Based on the specific circumstances of each project, the final negotiated fee may be above or below the guidelines shown on the schedule. In addition to the basic services fee, allowances will be negotiated for services not covered in the basic services contract.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Maximum Allowable Construction Cost

The Maximum Allowable Construction Cost (MACC) is defined as the total sum available to the general contractor for construction purposes, including all alternates. The MACC excludes Washington state sales tax, professional fees, project contingency funds, or other charges that may not be under the scope of the general contractor. The budget for A/E basic services is based on the MACC plus construction contingency as reflected in the Capital Budgeting System (CBS) and the updated cost estimating form (C-100). The negotiated fee for A/E basic services should be based on the MACC only as shown in Exhibit A – A/E Fee Schedule.

Remodel Design

A/E costs and effort may vary greatly between individual remodeling projects of the same dollar amount. Consequently, each project will be analyzed on an individual basis. As a general rule, the fee will be based upon the building type classification. When program changes are significant or if warranted by other conditions, fees noted under those schedules **may** be increased by *up to three percent* for basic services. Factors to be considered include:

- Age and character of the building
- Availability and accuracy of existing plans and specifications
- Extent and type of program revisions
- Requirement to maintain the building's existing character
- Extent of mechanical and electrical involvement

Phased construction in occupied buildings may substantially affect the construction schedule. More field observation and coordination may require consideration of additional fees beyond the basic services contract amount.

Fee Modifications

It is recognized that there may be considerable variance between projects of a similar size and type that may necessitate modification of the A/E fee schedule. Examples of special circumstances that may necessitate such modifications include:

- Unusual site conditions
- Unique problems requiring specialized or extensive consulting services
- Renovations required by additions to an existing structure
- Unusually slow or fast development schedule (fast track, design build, GC/CM)
- Contractor design (fire protection systems)
- Large portions of work outside the control of the prime architect (wetlands mitigation)

Other circumstances where a fee modification may be appropriate include the following:

Repetitive Design

Where all or part of a project is a site adaptation of a previous design, the basic services fee shall be negotiated, recognizing the reduced level of services. This usually reduces the program analysis, design, and bidding document preparation costs to an amount necessary to update the documents for site work, code revisions, etc. Reductions must be considered on a case-by-case basis.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Equipment and Substantially Reduced Work Requirements

Where a project involves a substantial amount of expensive equipment that may be relatively easy to accommodate, fees should be reduced accordingly. Likewise, any contract or modification to a contract where work requirements are substantially less than indicated by the application of a percentage fee need to be addressed separately. Projects with disproportionate elements of high cost, such as earth moving, may be relatively easy to design and fees should be reduced accordingly.

Prototype Design

The initial design of a prototype facility, such as a housing unit at an institution, may warrant a full design fee based on the previous development of the prototype. However, the fee for A/E basic services for all additional replications of the prototype constructed at the same time or at other locations in the future shall be calculated at 40 percent of full fees.

Policy Regarding Geographic Location of Consultant

It is the state's policy to obtain the highest quality design services for a fair and equitable payment to the design firm. The state recognizes that the investment for quality design services is directly related to a well-organized construction process and maximum functionality of the completed project. With this in mind, proposals for design services will be accepted from all firms wishing to work for the state, and evaluated based on the firm's capability, competency, and experience in successfully completing similar projects.

The fee structure should be appropriate for each project, regardless of the location of the consultant. The basic services fee includes all travel costs associated with the performance of basic services within a 50-mile radius of the project. General expenses for the cost of travel and per diem between 50 and 350 miles shall be based on state rates and may be reimbursable to the extent they are reasonable and negotiated within the A/E agreement. Travel expenses beyond 350 miles for both the agency and consultants must be justified in writing when submitting a budget request to OFM.

Basic Services Fee Breakdown

The following is a guide for splitting the A/E fee into approximate percentages for each phase of work. Although it is not intended to be absolute, significant deviations should be closely reviewed. The intent of the guidelines is to ensure that design requirements progress in an orderly manner and that essential planning and system development occur when most beneficial to the project. Essential elements of the work should be completed and approved prior to initiating succeeding design phases. For a more detailed explanation of activities normally included in each phase, see the A/E Basic Services section.

The basic fee categories are described below:

Percent of Basic Services Fee	
Schematic Design	18
Design Development	20
Construction Document	31
Bidding	2
Construction	27
Project	2

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

A/E Basic Services

A/E Basic Design Services consist of the services described in the following pages and are included on the Capital Project Cost Estimate within CBS. These design services include normal architectural, structural, civil, mechanical, and electrical engineering services.

Schematic Design Services (18 Percent)

In the Schematic Design phase, the A/E provides those services necessary to prepare Schematic design documents consisting of drawings and other documents illustrating the general scope, scale, and relationship of project components for approval by the agency. Design should be conceptual in character, based on the requirements developed during the predesign phase, approved by the agency, or program requirements provided by the agency and reviewed and agreed upon by the A/E.

Schematic design includes the following:

Project Administration	Services related to schematic design administrative functions including consultation, meetings and correspondence, and progress design review conferences.
Disciplines Coordination	Coordination between the architectural work and engineering work and other involved consultants for the project. When specialty consultants are used, additional coordination beyond basic services may be required and negotiated for appropriate phases of the work.
Document Checking	Review and coordination of project documents.
Consulting Permitting Authority	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes.
Data Coordination User Agency	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services responding to scope of work (program/predesign) requirements and consisting of preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
Structural Design	Services consisting of recommendations regarding basic structural material and systems, analysis, and development of conceptual design solutions.
Mechanical Design	Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
Electrical Design	Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, lighting, communication raceways, fire detection and alarms, and general space requirements.
Civil/Site Design	Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Specifications	Services consisting of preparation for agency's approval of proposed development of architectural outline specifications, and coordination of outline specifications of other disciplines.
Materials Research	Services consisting of identification of potential of architectural materials, systems, and equipment.
Scheduling	Services consisting of reviewing and updating previously established project schedules or initial development of schedules for decision-making, design, and documentation.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs shall reflect the level of design elements presented in the schematic design documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
Presentations	Services consisting of appropriate presentation(s) of schematic design documents by the A/E to agency representatives.

Design Development Services (20 Percent)

In the Design Development Phase, the A/E shall provide those services necessary to prepare from the approved schematic design documents, the design development documents consisting of drawings and other documents to fix and describe the size and character of the entire project for approval by the agency. Consideration shall be given to availability of materials, equipment and labor, construction sequencing and scheduling, economic analysis of construction and operations, user safety and maintenance requirements, and energy conservation.

Design development includes the following:

Project Administration	Services consisting of design development administrative functions including consultation, meetings and correspondence, and progress design review conferences with user agency.
Disciplines Coordination	Coordination of the architectural work and the work of engineering with other involved consultants for the project.
Document Checking	Review and coordination of documents prepared for the project.
Permitting Authority Consulting	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
User Agency Data Coordination	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services consisting of continued development and expansion of architectural schematic design documents to establish the final scope, relationships, forms, size, and appearance of the project through plans, sections and elevations, typical construction details, three-dimensional sketches, materials selections, and equipment layouts.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Structural Design	Services consisting of continued development of the specific structural system(s) and schematic design documents in sufficient detail to establish basic structural system and dimensions, structural design criteria, foundation design criteria, preliminary sizing of major structural components, critical coordination clearances, and outline specifications or materials lists.
Mechanical Design	Services consisting of continued development and expansion of mechanical schematic design documents and development of outline specifications or materials lists to establish approximate equipment sizes and capacities, preliminary equipment layouts, required space for equipment, chases and clearances, acoustical and vibration control, visual impacts, and energy conservation measures.
Electrical Design	Services consisting of continued development and expansion of electrical schematic design documents and development of outline specifications or materials lists to establish criteria for lighting, electrical and communication raceways, approximate sizes and capacities of major components, preliminary equipment layouts, required space for equipment, chases, and clearances.
Civil/Site Design	Services consisting of continued development of civil/site schematic design documents and development of outline specifications required for the project that are normally prepared by the architect. See the Extra Services section for detailed civil design services beyond basic services.
Specifications	Services consisting of preparation for the agency's approval of proposed General and Supplementary Conditions of the Contract for construction, development of architectural outline specifications, coordination of outline specifications of other disciplines, and production of design manual including design criteria, and outline specifications of materials lists.
Scheduling	Services consisting of reviewing and updating previously established schedules for the project.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs reflect the level of design elements presented in the design development documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule and budget options to stay within the MACC.
Presentations	Services consisting of appropriate presentation(s) of design development documents by the A/E to agency representatives.

Construction Document Services (31 Percent)

In the construction documents phase, the A/E shall provide the services necessary to prepare for approval by the agency – from the approved design development documents; construction documents consisting of drawings, specifications, and other documents describing the requirements for construction of the project; and bidding and contracting for the construction of the project.

Project Administration	Services consisting of construction documents, administrative functions (including consultation, meetings and correspondence), and progress design review conferences.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Disciplines Coordination	Coordination of the architectural work, with the work of engineering, and with other involved consultants for the project.
Document Checking	Review and coordination of documents prepared for the project.
Permitting Authority Consulting	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
User Agency Data Coordination	Review and coordination of data furnished for the project by the agency.
Architectural Design	Services consisting of preparation of drawings based on approved design development documents setting forth in detail the architectural construction requirements for the project.
Structural Design	Services consisting of preparation of final structural engineering calculations, drawings, and specifications based on approved design development documentation, which details structural construction requirements for project.
Mechanical Design	Services consisting of preparation of final mechanical engineering calculation, drawings and specifications based on approved design development documentation, setting forth in detail the mechanical construction requirements for the project.
Electrical Design	Services consisting of preparation of final electrical engineering calculation, drawing and specifications based on approved design development documentation, setting forth in detail the electrical construction requirements for the project.
Civil/Site Design	Services consisting of preparation of final civil/site design drawings and specifications based on approved design development documentation required for the project, which are normally prepared by the architect. See the Extra Services section for detailed civil design services beyond basic services.
Specifications	Services consisting of activities of development and preparation of bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of the project manual.
Cost Estimating	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Parametric costs shall reflect the level of design elements presented in the Construction documents plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
Scheduling	Services consisting of reviewing and updating previously established schedules for the project.
User Agency Assistance	Provide necessary information to user agency for the preparation of OFM requirements for release of allotments including preparation of cost statistics.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Bidding Phase (2 Percent)

In the Bidding Phase, the A/E, following the agency's approval of the Construction Documents and the most recent statement of probable construction cost, shall provide those services necessary for the A/E to assist the agency in obtaining bids and in awarding and preparing contracts for construction. In the case of phased construction, the agency may authorize bidding of portions of the work.

Project Administration	Services consisting of bidding administrative functions.
Disciplines Coordination	Coordination between the architectural work and the work of engineering and other involved consultants for the project.
Bidding Materials	Services consisting of organizing, coordinating, and handling Bidding documents for reproduction, distribution and retrieval, receipt, and return of document deposits.
Addenda	Services consisting of preparation and distribution of Addenda as may be required during bidding and including supplementary drawings, specifications, instructions, and notice(s) of changes in the bidding schedule and procedure.
Bidding	Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents, attendance at bid opening, and documentation and distribution of bidding results.
Analysis of Substitutions	Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders prior to receipt of bids.
Bid Evaluation	Services consisting of validation of bids, participation in review of bids and alternates, evaluation of bids, and recommendation on award of contract.
Contract Agreements	Assist using agency in notification of contract award, assistance in preparation of construction contract agreements when required, preparation and distribution of sets of contract documents for execution of the contract, receipt, distribution and processing, for agency approval, of required certificates of insurance, bonds and similar documents, and preparation and distribution to contractor(s) on behalf of the agency, of notice(s) to proceed with the work.

Construction Contract Administration Phase (27 Percent)

In the Construction Contract Administration phase, the A/E shall provide services necessary for the administration of the construction contract as set forth in the General Conditions of the Contract for Construction.

Project Administration	Services consisting of construction contract administrative functions including consultation, conferences, communications, and progress reports.
Disciplines Coordination Document Checking	Coordination between the architectural work and the work of engineering and other involved consultants for the project. Reviewing and checking of documents (required submittals) prepared for the project.
Permitting Authority Consulting	Services relating to applicable laws, statutes, regulations and codes of regulating entities relating to the agency's interests during construction of the project.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Construction Administration	Services consisting of processing of submittals, including receipt, review of and appropriate action on shop drawings, product data, samples, and other submittals required by the contract documents. Distribution of submittals to agency, contractor, and field representatives as required. Maintenance of master file of submittals and related communications.
Construction Field Observation	Services consisting of visits to the site at intervals appropriate to the stage of construction or as otherwise agreed to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the contract documents, and preparing related reports and communications. A/E to chair project meetings.
Project Representation	Services consisting of assisting the agency in selection of full- or part-time project representative(s).
Documents	Services consisting of preparation, reproduction, and distribution of clarification documents and interpretations in response to requests for clarification by contractors or the user agency. Maintenance of records and coordination of communications relative to requests for clarification or information (RFI). Preparation, reproduction and distribution of drawings and specifications to describe work to be added, deleted or modified, review of proposals, review and recommend changes in time for substantial completion, assisting in the preparation of modifications of the contracts and coordination of communications, approvals, notifications, and record-keeping relative to changes in the work. Additional fees for changes to the scope of a project shall be negotiated.
Scheduling	Services consisting of monitoring the progress of the contractors relative to established schedules and making status reports to the user agency.
Cost Accounting	Services consisting of maintenance of records of payments on account of the contract and all changes thereto, evaluation of applications for payment and certification thereof, and review and evaluation of cost data submitted by the contractors for work performed.

Project Closeout (2 Percent)

Project Closeout	Services initiated upon notice from the contractor that the work is sufficiently complete, in accordance with the contract documents, to permit occupancy or utilization for the use for which it is intended, and consisting of a detailed inspection for conformity of the work to the contract documents, issuance of certificate of substantial completion, issuance of a list of remaining work required (punch list), final inspections, receipt and transmittal of warranties, affidavits, receipts, releases and waivers of lien or bonds, permits, and issuance of final certificate for payment.
Record Documents (As-Built)	Receive and review the contractors marked up field records. Supply the record documents to user agency. (Transferring the contractor's record of field changes to the original record drawings may be authorized by the owner as an additional service.)
Operations and Maintenance Manuals	Services consisting of processing, reviewing, commenting on, taking appropriate action, and transmitting Operations and Maintenance Manuals provided by the contractor to user agency.
Warranty Period	Continued assistance to investigate contract problems that arise during the warranty period.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

A/E Extra Services/Reimbursables and Other Services

The majority of projects should be completed within the structure of the basic fee schedule.

However, some projects will be more complex and require a range of Extra Services/Reimbursables and Other Services, which will be negotiated for specific tasks. These services typically require specialist expertise and may not neatly fall within one phase of service or another. As projects become more complex, they demand a variety of special studies and services. Extra Services/Reimbursables are services generally provided by the same A/E providing the basic services, and Other Services are those services generally provided by additional specialty consultants, either as subs to the prime A/E or as independent consultants directly contracted with the agency.

Extra services are not intended as an adjustment to basic services and should reflect actual anticipated cost. The following provides a guideline for evaluating the pricing of Extra and Other services, and establishing the eligibility of reimbursable expenses.

A. Pricing Consultants and Subconsultant Personnel

Multiplier	Negotiated rate within a range of 2 to 3.2 times employee direct base salary (not including fringe benefits, taxes, retirement contributions, or profit sharing).
Employees of Firm	Negotiated rate not to exceed a maximum of \$150 per hour.
Principal of Firm	A Principal is defined as a partner of a partnership, a stockholder of a corporation, or a duly authorized officer. The negotiated rate is not to exceed \$200 per hour.
Special Consulting Services	When special consulting services not normally associated with traditional project design are necessary, the fee may be outside of the above guidelines (such as expert witness or special investigations).
Service Charge on Sub-Consultant	Ten percent service charge may be added to work incorporated by addenda to the original agreement.

B. A/E Extra Services/Reimbursable Expenses

When drafting the A/E agreement, the Project Manager should review the following list in determining eligible reimbursable items. It is not all inclusive or exclusive and should only be used as a guide.

Alternative Cost Studies	Additional costing beyond the parametric estimates required in basic services as requested by the agency.
Energy Life Cycle Cost Analysis (ELCCA)	All projects over 25,000 square feet are required by Chapter 39.35 RCW to be analyzed for the cost of energy consumption and operation during its entire economic life.
Life Cycle Cost Analysis (LCCA)	All projects valued over \$5,000,000 or projects constructing new building space over 5,000 square feet are required to perform a life cycle cost analysis to evaluate the total cost of ownership for the building or building system. Agencies will utilize the Life Cycle Cost Tool (LCCT) which standardizes rates and methodology to perform the analysis.
Commissioning and Training	Cost to the A/E of assembly, tabulation, and indexing of all shop drawings and submittals on all equipment, controls, systems, and participating in an independent commissioning of the project and providing initial operator training on the maintenance of systems.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Enhanced Commissioning	A longer post occupancy phase, commonly referred to as enhanced commissioning, may be necessary to achieve the long-term desired performance of a new building or system. This work generally includes monitoring energy performance after construction, additional training to facility staff, and system adjustments to ensure the building continues to operate as originally designed.
On-Site Representative	On-site observation beyond the periodic site visits required under basic services for construction field observation.
Thermal Scans	Cost of an examination of a structure for thermal loss on existing facilities to be remodeled.
Value Engineering Participation and Implementation	Cost to the A/E for participation in the value engineering study and implementation of the accepted ideas that generate during the study.
Travel and Per Diem	Customary and approved costs to A/E during the course of basic and additional services (based on state rates and limited to between 50 and 350 miles).
Renderings, Presentations, and Models	Cost for special presentations, renderings, and models required for the project.
Document Reproduction	Additional cost of printing and mailing bidding and construction documents.
Advertising	Cost of required advertisements and placing bidding documents in plan centers announcing the bidding of the project.
Constructability Review Participation and Implementation	Cost to the A/E for participation in the constructability review and implementation of the accepted changes.
Leadership in Energy and Environmental Design	Cost of providing services for negotiation, documentation, and associated services required for sustainable design project certificates with the U.S. Green Building Council.
Separate Bid Packages	Cost to the A/E for preparation of separate bid packages typically used in GC/CM type projects.
Professional Liability Insurance	Where coverage is required in excess of \$1 million, reimbursement of excess premium costs will be considered as a reimbursable cost.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

C. A/E Other Services

Consultant Selection Cost	Additional costs for private sector members of a selection committee if required (Chapter 39.80 RCW).
Specialty Consultants	Cost of only those additional consultant services beyond A/E services provided under basic services. Specialty consultants include, but are not limited to: • Acoustical Consultant • Civil Engineering additional services may include: ◆ Studies, reports, and calculations required to determine adequacy of existing systems or those required for permit review such as drainage, fire protection, or sewer ◆ Storm drainage design and connections ◆ Design or study of issues for "sensitive areas" such as wetlands, steep slopes, or flood plains ◆ Water supply connections to wells, treatment systems, storage, and off-site main extensions ◆ Sanitary sewer design and infrastructure ◆ Road and pavement improvements ◆ Storm water quality and quantity computations, reports, design and details ◆ Temporary erosion and sediment control reports and drawings ◆ Special studies and reports for other agencies • Communications Consultant • Cost Estimating Consultant • Electronic/Audio Visual Consultant • Elevator Consultant • Hazardous Material Consultant • Hospital/Laboratory Consultant Interior • Design Consultant Indoor Air Quality • Consultant Kitchen Consultant • Landscape Consultant • Quality Control Consultant Security Consultant
Geotechnical Investigation	Cost of subsurface testing and evaluation.
Commissioning	Cost of an independent commissioning of the project.
HVAC Balancing	Cost to balance systems.
Site Survey	Cost of conducting a survey independent from design A/E.
Testing	Cost of a technician's services in acquiring and testing samples of materials used in the project as required in the state building code.
Energy LCCA Review	Fee to be paid for review of the energy life cycle cost analysis.
Value Engineering	Cost for performing the required value engineering study on a project by an independent multi-disciplined team.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

Constructability Review/Plan Check	Cost for an independent consultant or contractor to review bid documents and determine if a project can be built as designed.
Graphics	Cost of special graphic and signage design.
Design/Code Plan Check	Cost of an independent plan check if not available within the local jurisdiction.
Other	Costs for requested documents, fax expenses, and special mail service when requested by owner.

D. Non-Eligible Expenses

- Consultants hired at A/E's option to perform basic services required by contract.
- Postage and handling of submittals, bid documents, correspondence, etc.
- Telephone expenses (local calls and line service).
- Copies of documents used by the A/E to perform normal services and not provided to owner.

Guidelines for Determining Architect/Engineering Fees for Public Works Building Projects

A/E Fee Schedule - Building Types

<u>Schedule A</u>	<u>Schedule B</u>	<u>Schedule C</u>
Facilities with more than average design difficulty:	Facilities with average difficulty:	Projects with less than average design difficulty:
Art galleries Auditoriums (with stage) Communications buildings Courthouses Detention/correctional facilities, maximum Exposition buildings Extended care facilities Fish hatcheries Heating and power plants Hospitals Laboratories (research) Medical office facilities and clinics Mental institutions Museums Observatories Research facilities Sewer treatment plants Special schools Theaters and similar facilities Veterinary hospitals Water treatment plants	Apartment buildings Archive building Armories Auditoriums (without stage) College classroom facilities Computer rooms Convention facilities Day care families Detention/correctional facilities, minimum and medium Dining halls/institutes Dormitories Fire and police stations Gymnasiums Laundry and cleaning facilities Libraries Neighborhood centers and similar recreation facilities Nursing homes Office buildings Recreational building Residences Schools (primary and secondary) Science labs (teaching) Stadiums, multi-purpose Storage facilities, cold Transportation terminals Vocational schools	Civil and utility projects Emergency generator facilities Farm structures Greenhouses Guard towers Industrial buildings without special facilities Parking structures and garages Printing plants Prototype facilities (for any replication of previously designed facility) Service garages Shop and maintenance facilities Simple loft-type structures (without special equipment) Stadiums, grandstand type Warehouses

EXHIBIT A**A/E FEE SCHEDULE**

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$100,000				\$4,100,000	10.40%	8.99%	7.59%
\$200,000				\$4,200,000	10.37%	8.97%	7.57%
\$300,000				\$4,300,000	10.34%	8.94%	7.54%
\$400,000	Basic Services fee amount to be negotiated for projects with a MACC less than \$1,000,000			\$4,400,000	10.32%	8.92%	7.52%
\$500,000				\$4,500,000	10.29%	8.90%	7.50%
\$600,000				\$4,600,000	10.27%	8.87%	7.48%
\$700,000				\$4,700,000	10.24%	8.85%	7.46%
\$800,000				\$4,800,000	10.22%	8.83%	7.44%
\$900,000				\$4,900,000	10.20%	8.81%	7.42%
\$1,000,000	11.75%	10.30%	8.85%	\$5,000,000	10.17%	8.79%	7.40%
\$1,100,000	11.67%	10.22%	8.77%	\$5,100,000	10.15%	8.77%	7.38%
\$1,200,000	11.60%	10.15%	8.70%	\$5,200,000	10.13%	8.75%	7.36%
\$1,300,000	11.53%	10.08%	8.63%	\$5,300,000	10.11%	8.73%	7.35%
\$1,400,000	11.46%	10.01%	8.56%	\$5,400,000	10.09%	8.71%	7.33%
\$1,500,000	11.40%	9.95%	8.50%	\$5,500,000	10.06%	8.69%	7.31%
\$1,600,000	11.34%	9.89%	8.45%	\$5,600,000	10.04%	8.67%	7.29%
\$1,700,000	11.29%	9.84%	8.39%	\$5,700,000	10.02%	8.65%	7.28%
\$1,800,000	11.23%	9.79%	8.34%	\$5,800,000	10.00%	8.63%	7.26%
\$1,900,000	11.18%	9.74%	8.29%	\$5,900,000	9.98%	8.61%	7.24%
\$2,000,000	11.13%	9.69%	8.25%	\$6,000,000	9.96%	8.60%	7.23%
\$2,100,000	11.09%	9.65%	8.20%	\$6,100,000	9.94%	8.58%	7.21%
\$2,200,000	11.04%	9.60%	8.16%	\$6,200,000	9.93%	8.56%	7.20%
\$2,300,000	11.00%	9.56%	8.12%	\$6,300,000	9.91%	8.54%	7.18%
\$2,400,000	10.96%	9.52%	8.08%	\$6,400,000	9.89%	8.53%	7.17%
\$2,500,000	10.92%	9.48%	8.05%	\$6,500,000	9.87%	8.51%	7.15%
\$2,600,000	10.88%	9.44%	8.01%	\$6,600,000	9.85%	8.49%	7.14%
\$2,700,000	10.84%	9.41%	7.98%	\$6,700,000	9.83%	8.48%	7.12%
\$2,800,000	10.80%	9.37%	7.94%	\$6,800,000	9.82%	8.46%	7.11%
\$2,900,000	10.76%	9.34%	7.91%	\$6,900,000	9.80%	8.45%	7.09%
\$3,000,000	10.73%	9.30%	7.88%	\$7,000,000	9.78%	8.43%	7.08%
\$3,100,000	10.70%	9.27%	7.85%	\$7,100,000	9.77%	8.42%	7.07%
\$3,200,000	10.66%	9.24%	7.82%	\$7,200,000	9.75%	8.40%	7.05%
\$3,300,000	10.63%	9.21%	7.79%	\$7,300,000	9.73%	8.39%	7.04%
\$3,400,000	10.60%	9.18%	7.76%	\$7,400,000	9.72%	8.37%	7.03%
\$3,500,000	10.57%	9.15%	7.74%	\$7,500,000	9.70%	8.36%	7.01%
\$3,600,000	10.54%	9.12%	7.71%	\$7,600,000	9.68%	8.34%	7.00%
\$3,700,000	10.51%	9.10%	7.68%	\$7,700,000	9.67%	8.33%	6.99%
\$3,800,000	10.48%	9.07%	7.66%	\$7,800,000	9.65%	8.31%	6.97%
\$3,900,000	10.45%	9.04%	7.63%	\$7,900,000	9.64%	8.30%	6.96%
\$4,000,000	10.42%	9.02%	7.61%	\$8,000,000	9.62%	8.29%	6.95%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$8,100,000	9.61%	8.27%	6.94%	\$12,100,000	9.11%	7.83%	6.55%
\$8,200,000	9.59%	8.26%	6.93%	\$12,200,000	9.10%	7.82%	6.54%
\$8,300,000	9.58%	8.25%	6.91%	\$12,300,000	9.09%	7.81%	6.53%
\$8,400,000	9.56%	8.23%	6.90%	\$12,400,000	9.08%	7.80%	6.52%
\$8,500,000	9.55%	8.22%	6.89%	\$12,500,000	9.07%	7.79%	6.52%
\$8,600,000	9.53%	8.21%	6.88%	\$12,600,000	9.06%	7.78%	6.51%
\$8,700,000	9.52%	8.19%	6.87%	\$12,700,000	9.05%	7.77%	6.50%
\$8,800,000	9.51%	8.18%	6.86%	\$12,800,000	9.04%	7.76%	6.49%
\$8,900,000	9.49%	8.17%	6.85%	\$12,900,000	9.03%	7.76%	6.49%
\$9,000,000	9.48%	8.16%	6.84%	\$13,000,000	9.02%	7.75%	6.48%
\$9,100,000	9.46%	8.14%	6.83%	\$13,100,000	9.01%	7.74%	6.47%
\$9,200,000	9.45%	8.13%	6.81%	\$13,200,000	9.00%	7.73%	6.46%
\$9,300,000	9.44%	8.12%	6.80%	\$13,300,000	8.99%	7.72%	6.46%
\$9,400,000	9.42%	8.11%	6.79%	\$13,400,000	8.98%	7.71%	6.45%
\$9,500,000	9.41%	8.10%	6.78%	\$13,500,000	8.97%	7.70%	6.44%
\$9,600,000	9.40%	8.09%	6.77%	\$13,600,000	8.96%	7.70%	6.43%
\$9,700,000	9.39%	8.07%	6.76%	\$13,700,000	8.95%	7.69%	6.43%
\$9,800,000	9.37%	8.06%	6.75%	\$13,800,000	8.94%	7.68%	6.42%
\$9,900,000	9.36%	8.05%	6.74%	\$13,900,000	8.93%	7.67%	6.41%
\$10,000,000	9.35%	8.04%	6.73%	\$14,000,000	8.92%	7.66%	6.40%
\$10,100,000	9.33%	8.03%	6.72%	\$14,100,000	8.91%	7.65%	6.40%
\$10,200,000	9.32%	8.02%	6.71%	\$14,200,000	8.90%	7.65%	6.39%
\$10,300,000	9.31%	8.01%	6.70%	\$14,300,000	8.89%	7.64%	6.38%
\$10,400,000	9.30%	8.00%	6.70%	\$14,400,000	8.88%	7.63%	6.38%
\$10,500,000	9.29%	7.99%	6.69%	\$14,500,000	8.88%	7.62%	6.37%
\$10,600,000	9.27%	7.98%	6.68%	\$14,600,000	8.87%	7.61%	6.36%
\$10,700,000	9.26%	7.97%	6.67%	\$14,700,000	8.86%	7.61%	6.36%
\$10,800,000	9.25%	7.95%	6.66%	\$14,800,000	8.85%	7.60%	6.35%
\$10,900,000	9.24%	7.94%	6.65%	\$14,900,000	8.84%	7.59%	6.34%
\$11,000,000	9.23%	7.93%	6.64%	\$15,000,000	8.83%	7.58%	6.34%
\$11,100,000	9.22%	7.92%	6.63%	\$15,100,000	8.82%	7.58%	6.33%
\$11,200,000	9.21%	7.91%	6.62%	\$15,200,000	8.81%	7.57%	6.32%
\$11,300,000	9.19%	7.90%	6.61%	\$15,300,000	8.81%	7.56%	6.32%
\$11,400,000	9.18%	7.89%	6.61%	\$15,400,000	8.80%	7.55%	6.31%
\$11,500,000	9.17%	7.88%	6.60%	\$15,500,000	8.79%	7.55%	6.30%
\$11,600,000	9.16%	7.87%	6.59%	\$15,600,000	8.78%	7.54%	6.30%
\$11,700,000	9.15%	7.87%	6.58%	\$15,700,000	8.77%	7.53%	6.29%
\$11,800,000	9.14%	7.86%	6.57%	\$15,800,000	8.76%	7.52%	6.29%
\$11,900,000	9.13%	7.85%	6.56%	\$15,900,000	8.76%	7.52%	6.28%
\$12,000,000	9.12%	7.84%	6.56%	\$16,000,000	8.75%	7.51%	6.27%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$16,100,000	8.74%	7.50%	6.27%	\$20,100,000	8.45%	7.25%	6.05%
\$16,200,000	8.73%	7.50%	6.26%	\$20,200,000	8.44%	7.24%	6.04%
\$16,300,000	8.72%	7.49%	6.26%	\$20,300,000	8.43%	7.24%	6.04%
\$16,400,000	8.71%	7.48%	6.25%	\$20,400,000	8.43%	7.23%	6.03%
\$16,500,000	8.71%	7.48%	6.24%	\$20,500,000	8.42%	7.23%	6.03%
\$16,600,000	8.70%	7.47%	6.24%	\$20,600,000	8.41%	7.22%	6.03%
\$16,700,000	8.69%	7.46%	6.23%	\$20,700,000	8.41%	7.21%	6.02%
\$16,800,000	8.68%	7.45%	6.23%	\$20,800,000	8.40%	7.21%	6.02%
\$16,900,000	8.68%	7.45%	6.22%	\$20,900,000	8.39%	7.20%	6.01%
\$17,000,000	8.67%	7.44%	6.21%	\$21,000,000	8.39%	7.20%	6.01%
\$17,100,000	8.66%	7.43%	6.21%	\$21,100,000	8.38%	7.19%	6.00%
\$17,200,000	8.65%	7.43%	6.20%	\$21,200,000	8.38%	7.19%	6.00%
\$17,300,000	8.64%	7.42%	6.20%	\$21,300,000	8.37%	7.18%	5.99%
\$17,400,000	8.64%	7.41%	6.19%	\$21,400,000	8.36%	7.18%	5.99%
\$17,500,000	8.63%	7.41%	6.19%	\$21,500,000	8.36%	7.17%	5.98%
\$17,600,000	8.62%	7.40%	6.18%	\$21,600,000	8.35%	7.16%	5.98%
\$17,700,000	8.61%	7.39%	6.17%	\$21,700,000	8.34%	7.16%	5.97%
\$17,800,000	8.61%	7.39%	6.17%	\$21,800,000	8.34%	7.15%	5.97%
\$17,900,000	8.60%	7.38%	6.16%	\$21,900,000	8.33%	7.15%	5.96%
\$18,000,000	8.59%	7.38%	6.16%	\$22,000,000	8.33%	7.14%	5.96%
\$18,100,000	8.59%	7.37%	6.15%	\$22,100,000	8.32%	7.14%	5.96%
\$18,200,000	8.58%	7.36%	6.15%	\$22,200,000	8.31%	7.13%	5.95%
\$18,300,000	8.57%	7.36%	6.14%	\$22,300,000	8.31%	7.13%	5.95%
\$18,400,000	8.56%	7.35%	6.14%	\$22,400,000	8.30%	7.12%	5.94%
\$18,500,000	8.56%	7.34%	6.13%	\$22,500,000	8.30%	7.12%	5.94%
\$18,600,000	8.55%	7.34%	6.13%	\$22,600,000	8.29%	7.11%	5.93%
\$18,700,000	8.54%	7.33%	6.12%	\$22,700,000	8.28%	7.11%	5.93%
\$18,800,000	8.54%	7.33%	6.12%	\$22,800,000	8.28%	7.10%	5.93%
\$18,900,000	8.53%	7.32%	6.11%	\$22,900,000	8.27%	7.10%	5.92%
\$19,000,000	8.52%	7.31%	6.10%	\$23,000,000	8.27%	7.09%	5.92%
\$19,100,000	8.51%	7.31%	6.10%	\$23,100,000	8.26%	7.09%	5.91%
\$19,200,000	8.51%	7.30%	6.09%	\$23,200,000	8.26%	7.08%	5.91%
\$19,300,000	8.50%	7.30%	6.09%	\$23,300,000	8.25%	7.08%	5.90%
\$19,400,000	8.49%	7.29%	6.08%	\$23,400,000	8.24%	7.07%	5.90%
\$19,500,000	8.49%	7.28%	6.08%	\$23,500,000	8.24%	7.07%	5.90%
\$19,600,000	8.48%	7.28%	6.07%	\$23,600,000	8.23%	7.06%	5.89%
\$19,700,000	8.47%	7.27%	6.07%	\$23,700,000	8.23%	7.06%	5.89%
\$19,800,000	8.47%	7.27%	6.06%	\$23,800,000	8.22%	7.05%	5.88%
\$19,900,000	8.46%	7.26%	6.06%	\$23,900,000	8.22%	7.05%	5.88%
\$20,000,000	8.45%	7.25%	6.05%	\$24,000,000	8.21%	7.04%	5.87%

MACC	Sch A	Sch B	Sch C	MACC	Sch A	Sch B	Sch C
\$24,100,000	8.20%	7.04%	5.87%	\$28,000,000	8.00%	6.86%	5.72%
\$24,200,000	8.20%	7.03%	5.87%	\$29,000,000	7.96%	6.82%	5.69%
\$24,300,000	8.19%	7.03%	5.86%	\$30,000,000	7.91%	6.78%	5.66%
\$24,400,000	8.19%	7.02%	5.86%	\$31,000,000	7.86%	6.74%	5.62%
\$24,500,000	8.18%	7.02%	5.85%	\$32,000,000	7.82%	6.71%	5.59%
\$24,600,000	8.18%	7.01%	5.85%	\$33,000,000	7.78%	6.67%	5.56%
\$24,700,000	8.17%	7.01%	5.85%	\$34,000,000	7.74%	6.64%	5.53%
\$24,800,000	8.17%	7.00%	5.84%	\$35,000,000	7.70%	6.60%	5.50%
\$24,900,000	8.16%	7.00%	5.84%	\$36,000,000	7.66%	6.57%	5.48%
\$25,000,000	8.16%	6.99%	5.83%	\$37,000,000	7.62%	6.54%	5.45%
\$25,100,000	8.15%	6.99%	5.83%	\$38,000,000	7.59%	6.51%	5.42%
\$25,200,000	8.14%	6.99%	5.83%	\$39,000,000	7.55%	6.47%	5.40%
\$25,300,000	8.14%	6.98%	5.82%	\$40,000,000	7.52%	6.45%	5.37%
\$25,400,000	8.13%	6.98%	5.82%	\$41,000,000	7.48%	6.42%	5.35%
\$25,500,000	8.13%	6.97%	5.82%	\$42,000,000	7.45%	6.39%	5.32%
\$25,600,000	8.12%	6.97%	5.81%	\$43,000,000	7.42%	6.36%	5.30%
\$25,700,000	8.12%	6.96%	5.81%	\$44,000,000	7.39%	6.33%	5.28%
\$25,800,000	8.11%	6.96%	5.80%	\$45,000,000	7.36%	6.31%	5.26%
\$25,900,000	8.11%	6.95%	5.80%	\$46,000,000	7.33%	6.28%	5.24%
\$26,000,000	8.10%	6.95%	5.80%	\$47,000,000	7.30%	6.26%	5.21%
\$26,100,000	8.10%	6.94%	5.79%	\$48,000,000	7.27%	6.23%	5.19%
\$26,200,000	8.09%	6.94%	5.79%	\$49,000,000	7.24%	6.21%	5.17%
\$26,300,000	8.09%	6.94%	5.78%	\$50,000,000	7.21%	6.18%	5.15%
\$26,400,000	8.08%	6.93%	5.78%	\$51,000,000	7.19%	6.16%	5.13%
\$26,500,000	8.08%	6.93%	5.78%	\$52,000,000	7.16%	6.14%	5.12%
\$26,600,000	8.07%	6.92%	5.77%	\$53,000,000	7.13%	6.12%	5.10%
\$26,700,000	8.07%	6.92%	5.77%	\$54,000,000	7.11%	6.09%	5.08%
\$26,800,000	8.06%	6.91%	5.77%	\$55,000,000	7.08%	6.07%	5.06%
\$26,900,000	8.06%	6.91%	5.76%	\$56,000,000	7.06%	6.05%	5.04%
\$27,000,000	8.05%	6.91%	5.76%	\$57,000,000	7.03%	6.03%	5.03%
				\$58,000,000	7.01%	6.01%	5.01%
				\$59,000,000	6.99%	5.99%	4.99%
				\$60,000,000	6.96%	5.97%	4.98%

SCHEDULE A = $90 / (625 + (\text{MACC} / (5357/2418)) ^ 0.38)$

SCHEDULE B = $(\text{SCHEDULE A} + \text{SCHEDULE C}) / 2$

SCHEDULE C = $(9.03 / (57.3 + (\text{MACC} / (5357/2418))^0.25)) - 0.02$

TCF ARCHITECTURE, pllc

CITY OF TUMWATER
NEW OPERATIONS AND MAINTENANCE FACILITY

ATTACHMENT B
FEE SCHEDULE

BASIC SERVICES - New Operations and Maintenance Facility

Basis of Fee Calculations

Fee Methodology: The fees below are organized into two categories: Basic Services and Additional Services. **Basic Services** are those services provided by the Architect, Structural Engineer, the Mechanical/Electrical Engineer and Civil Engineering for the primary building and site design and normal building and site systems. Fees for the Basic Services are proposed as a percentage of construction cost, or, the MACC ("Maximum Allowable Construction Cost"). **Additional Services** are in addition to Basic Services and include, but are not limited to, civil engineering not considered "normal" and other site-related disciplines (such as surveying, landscape architecture, and geotechnical engineering), specialty equipment shops and fleet maintenance consulting, special building system consulting (security, data/comm, audio-visual), and other specialty system services. This fee methodology closely follows the WA State Office of Financial Management (OFM) guidelines for determining Architect/Engineering fees for public works building projects.

Description	Area Qty	Unit	Unit Cost Per SF	Subtotal MACC	Fee % (Basic Services)	Estimated Fee	Remarks
				Estimate by the City	AE Fee Sched	Basic Services	July 2015 WA State OFM Fee Schedule
BUILDINGS							
Administration & Operations Building (Building A)	8,000			\$5,314,323	6.92%	\$367,533	Schedule B
Fleet Maintenance Building (Building B)	13,000			\$4,752,192	5.77%	\$274,093	Schedule C (not including maintenance equipment costs)
Enclosed Shops Building and Canopy Building (Building C)	13,600			\$4,115,649	5.77%	\$237,379	Schedule C (not including shop equipment costs)
Enclosed Storage Building (Building D)	10,400			\$2,833,147	5.77%	\$163,408	Schedule C
Fuel and Wash Canopy (Building E)	3,500			\$812,338	8.06%	\$65,507	Schedule A (not including fuel or wash equipment costs, \$300,000)
Material Storage Canopy (Building F)	10,900			\$2,098,099	5.77%	\$121,013	Schedule C
Vehicle Storage Canopy (Building G)	4,800			\$858,496	5.77%	\$49,516	Schedule C
Site (excludes frontage improvements)				\$5,970,889	5.77%	\$344,385	Schedule C
TOTAL SITE, BLDG MACC AND BASIC SERVICES EST.				\$26,755,133		\$1,622,834	Based on Estimate provided by the City

BASIC SERVICES - Distribution of Fees by Phase

Schematic Design	18.00%	\$292,110
Design Development	20.00%	\$324,567
Construction Documents	31.00%	\$503,079
Bidding	2.00%	\$32,457
Construction Administration / Close-out	29.00%	\$470,622
TOTAL BASIC SERVICES FEES	100.00%	\$1,622,834

ADDITIONAL SERVICES

	Consultant Labor Fees	Add'l Services Subtotals	Remarks
EXTRA AND OTHER SERVICES (T & M)			
AS-0 Architecture - TCF Architecture, pllc	\$62,400	\$62,400.00	See Also - Reimbursable Expenses Below
Conformed Drawings (optional)	\$9,360		Post Bidding, Extra Services
Record Drawings (optional)	\$15,280		Post Construction, Extra Services
Renderings / Special Graphics (optional)	\$37,760		Assumed to span SD and DD design phases, Extra Services
AS-1 Structural Engineering - AHBL	\$8,000	\$8,000.00	See Also - Reimbursable Expenses Below
Conformed Drawings (optional)	\$3,000		Post Bidding, Extra Services
Record Drawings (optional)	\$5,000		Post Construction, Extra Services
AS-2 MEP Engineering - BCE Engineers	\$161,728	\$161,728.00	See Also - Reimbursable Expenses Below
Conformed Drawings (optional)	\$2,752		Post Bidding, Extra Services
Record Drawings (optional)	\$5,504		Post Construction, Extra Services
Security, Access Control, CCTV	\$12,124		Other Services
Sound System/AV Design	\$7,266		Other Services
WSEC	\$33,104		Other Services
Specialty fleet/ shops equipment MEP Coord	\$10,464		Other Services
Fuel system design	\$28,200		Other Services
Vehicle wash and reclaim design	\$16,325		Other Services
Vehicle charging design	\$15,968		Other Services
Fire protection routing coord (optional)	\$4,122		Extra Services
Whole site generator design	\$10,123		Other Services
Lube system design	\$15,776		Other Services
AS-3 Specialty Equipment Planning Services - FPS	\$120,400	\$120,400.00	See Also - Reimbursable Expenses Below
Schematic Design	\$28,400		Other Services
Design Development	\$27,600		Other Services
Construction Documents	\$34,700		Other Services
Bidding	\$5,300		Other Services
Construction Administration Services	\$24,400		Other Services

TCF ARCHITECTURE, pllc

CITY OF TUMWATER
NEW OPERATIONS AND MAINTENANCE FACILITY

ATTACHMENT B
FEE SCHEDULE

AS-4 Civil Engineering - SCJ Alliance	\$144,000	\$144,000.00	See Also - Reimbursable Expenses Below
Schematic Design	\$9,000		Other Services
Design Development	\$63,000		Other Services
Construction Documents	\$49,000		Other Services
Bidding	\$4,500		Other Services
Conformed Drawings (optional)	\$2,000		Other Services
Construction Administration Services	\$13,500		Other Services
Record Drawings (optional)	\$3,000		Other Services
AS-5 Landscape Architecture - Lyon	\$28,200	\$28,200.00	See Also - Reimbursable Expenses Below
Project Management	\$6,300		Other Services
Schematic Design	\$4,500		Other Services
Design Development	\$6,900		Other Services
Construction Documents	\$9,300		Other Services
Bidding	\$0		City requested to remove, City will take this scope on
Conformed Drawings (optional)	\$1,200		Extra Services
Construction Administration Services	\$0		City requested to remove, City will take this scope on
AS-6 Acoustical Engineering - Tenor (TMC Required Environmental Noise Study)	\$2,750	\$2,750.00	See Also - Reimbursable Expenses Below
Schematic Design	\$1,500		Other Services
Construction Documents	\$1,250		Other Services
AS-7 Geotech - Terracon	\$52,543	\$52,543.00	See Also - Reimbursable Expenses Below
Geotech Investigation	\$52,543		Other Services
SUBTOTAL ADDITIONAL SERVICES	\$580,021	\$580,021	
TCF Mark-up on Consultant Additional Services	10.00%	\$51,762	Does not include mark-up on TCF's additional services
TOTAL DESIGN SERVICES THROUGH CONSTRUCTION		\$2,254,617	

REIMBURSABLE EXPENSES BUDGETS

TCF	\$1,500.00	Mileage above basic services, printing as requested by City, other reimbursables can be added as requested by the City
Sub - Consultant's Reimbursables Budgets		
AHBL	\$0.00	
BCE	\$500.00	above basic services
FPS	\$1,000.00	
SCJ Alliance	\$1,000.00	above basic services
Lyon Landscape	\$0.00	
Tenor	\$0.00	
Terracon	\$0.00	
Subtotal Consultant Reimbursables	\$2,500.00	
TCF Mark-up on Reimbursables	0.00%	\$0.00
Budget for approved direct expenses	\$4,000	As incurred

MANAGEMENT RESERVE FUND (MRF)

Management Reserve Fund	\$191,383	

The Management Reserve Fund is established to provide the City with contingency funds for use in employing additional consulting services as project needs may demand. This is a recommended number for budgeting purposes, but not required. Use of the fund requires City authorization.

GRAND TOTAL	\$2,450,000	

ASSUMPTIONS AND EXCLUSIONS

Consultants: Limited to those included above. Other consultants and services may be added at a future time by amendment as needed unless considered a basic service in the OFM guidelines.

Plan Review and Permitting Costs/Fees: Building plan and permitting fees, special use permit fees, agency legal costs, and other agency-related fees/costs are NOT included.

Consultant Exclusions: Refer to separate consultant proposals for specific exclusions. OFM guidelines will control in the event exclusions conflict.

Sustainability Certification: The project is not pursuing LEED certification or other environmental stewardship certifications.

Bid Document Printing and Distribution: Costs for printing Bid Documents (drawings, project manuals, addenda), are not included aligning with OFM guidelines.

Furniture: Furniture design, layout and procurement is not part of this scope but can be added as an additional service if requested by the City

Commissioning: Not included as part of this scope. TCF would prefer the City brings this on. We can coordinate as we get closer to construction.

Environmental Study: Previous environmental studies have been completed by the City, it is assumed these are still valid. No environmental studies are included with this scope.

CITY OF TUMWATER

Operations and Maintenance Facility

ADDITIONAL SERVICES

AS NO.	ADDITIONAL SERVICES PROJECT TASKS	TCF ARCHITECTURE		
		Principal	Sr. Architect	Architect
AS-0.1 Conformed Drawings (Optional)				
	Prep and Coordination	2	16	48
	ESTIMATED HOURS	2	16	48
	HOURLY RATE	\$240.00	\$180.00	\$125.00
	ESTIMATED FEES	\$480.00	\$2,880.00	\$6,000.00
	SUBTOTAL	\$9,360.00		
AS-0.2 Record Drawings (Optional)				
	Prep and Coordination	4	24	80
	ESTIMATED HOURS	4	24	80
	HOURLY RATE	\$240.00	\$180.00	\$125.00
	ESTIMATED FEES	\$960.00	\$4,320.00	\$10,000.00
	SUBTOTAL	\$15,280.00		
AS-0.3 Renderings / Special Graphics (Optional)				
	3D and Plan Rendering Development	8	88	160
	ESTIMATED HOURS	8	88	160
	HOURLY RATE	\$240.00	\$180.00	\$125.00
	ESTIMATED FEES	\$1,920.00	\$15,840.00	\$20,000.00
	SUBTOTAL	\$37,760.00		

NON-DISCRIMINATION IN BENEFITS AFFIDAVIT

(Must Be Completed for All Bids in Excess of \$50,000.00)

State of Washington)

County of Pierce) ss
)

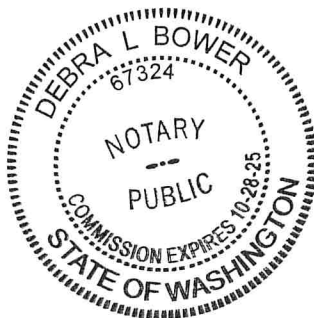
Chapter 3.46 of the Tumwater Municipal Code provides for non-discrimination in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse by contractors providing supplies or services to the city estimated to cost fifty thousand dollars (\$50,000) or more.

Mark Hurley, being first duly sworn, on their oath, states that they have reviewed Chapter 3.46 of the Tumwater Municipal Code and hereby certifies that TCF Architecture is in compliance
(Name of Firm)
with TMC 3.46.

Signed

Mark Hurley
Type/Print Name

Subscribed and sworn to before me this 7th day of June, 2023.



Debra L. Bower
Debra L. Bower
Type/Print Name

Notary Public in and for the State of Washington.

My commission expires 10/28/25.