



**PUBLIC WORKS COMMITTEE  
AGENDA**

**Online via Zoom**

**Thursday, April 07, 2022  
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: Public Works Committee, March 3, 2022 & March 17, 2022
- [4.](#) Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation (Don Carney)
- [5.](#) Water Conservation Program Update (Carrie Gillum)
- [6.](#) I-5 / Trosper Road / Capitol Boulevard Reconfiguration Project (Bill Lindauer)
- [7.](#) Preserve Park Playground Equipment (Don Carney)
- [8.](#) 2022-2035 Barnes Lake Assessment Increase - Public Hearing Request (Dan Smith)
9. Additional Items
10. Adjourn

**Remote Meeting Information**

To comply with Governor Inslee's Proclamation 20-28, the City of Tumwater meetings will be conducted remotely, not in-person, using a web-based platform. The public will have telephone and online access to all meetings.

**Watch Online**

<https://us02web.zoom.us/j/84058768043?pwd=dVFzeXI3OSStvSHlwNmNsZ3VjWXdYUT09>

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Call (253) 215-8782, listen for the prompts and enter the Webinar ID 840 5876 8043 and Passcode 909713.

**Post Meeting**

Audio of the meeting will be recorded and later available by request, please email [CityClerk@ci.tumwater.wa.us](mailto:CityClerk@ci.tumwater.wa.us)

**Accommodations**

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**TUMWATER PUBLIC WORKS COMMITTEE  
MINUTES OF VIRTUAL MEETING  
March 3, 2022 Page 1**

**CONVENE:** 8:00 a.m.

**PRESENT:** Chair Eileen Swarthout and Councilmembers Michael Althausser and Charlie Schneider.

Staff: Transportation and Engineering Director Brandon Hicks, Water Resources and Sustainability Director Dan Smith, Transportation Manager Mary Heather Ames, Engineering Service Manager Bill Lindauer, Water Resources Educator Meridith Greer, and Administrative Assistant Cathy Nielsen.

**APPROVAL OF  
MINUTES: PUBLIC  
WORKS  
COMMITTEE,  
OCTOBER 21, 2021 &  
FEBRUARY 3, 2022:**

**MOTION:** Councilmember Schneider moved, seconded by Chair Swarthout, to approve the minutes of October 21, 2021, and February 3, 2022, as published. A voice vote approved the motion. Councilmember Althausser abstained.

**DAY – RIGHT OF  
ENTRY  
AGREEMENT:**

Director Smith reported the request is to obtain access to Barnes Lake for the contractor to treat the lake using a boat. The new contract limits the timeframes for access. The property owned by Dana Day is the only property that enables access to the lake by boat. As part of the treatment, the consultant, Northwest Aquatic Ecosystems, will reevaluate the access area on the property with the possibility of some modifications required at the expense of the Barnes Lake Management District (LMD). Additionally, the LMD has agreed to compensate Ms. Day for disturbances on her property and for providing access by waiving the LMD assessment for the property.

Staff recently met with members of the LMD and discussed the potential increase in LMD assessments for the first time since the LMD was created. Some members of the community provided favorable feedback on the proposed increase. The committee will receive a proposal to increase the annual assessment and present the annual work plan for Barnes Lake and budget.

Staff requests the Public Works Committee recommend the City Council approve and authorize the Mayor to sign the Day Right of Entry Agreement with Dana Day to support LMD vegetation management efforts.

Councilmember Schneider inquired about the amount of Ms. Day's annual assessment. Director Smith said Ms. Day's property is assessed an annual fee of \$240 with a proposed increase of 5%. Access to the lake is for

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multiple times throughout the treatment season. The treatment window is only from March to the end of June.

Councilmember Althausen inquired about the status of lake levels and beaver activity on the lake. Director Smith advised that lake levels continue to remain steady despite the large rain event in January 2022. The lake is continually monitored to provide accurate readings. A recent rain event did not increase water levels. Beavers continue to live in the lake system with additional dam materials discovered; however, the material is not impacting water levels on a regular basis.

Chair Swarthout noted the draft agreement lacks the applicable dates. Director Smith said the agreement is for two years.

**MOTION:**

**Councilmember Althausen moved, seconded by Councilmember Schneider, to recommend the City Council approve and authorize the Mayor to sign the Day Right of Entry Agreement with Dana Day to support Barnes Lake Management District (LMD) vegetation management efforts.**

**LINWOOD AVENUE  
SIDEWALK GRANT  
AGREEMENT:**

Manager Ames reported the project is designed to improve safety and pedestrian connectivity on Linwood Avenue in the vicinity of Michael T. Simmons Elementary School. Project components include infilling sidewalk gaps, replacing non-ADA compliant curb ramps, constructing new ADA curb ramps where missing, adding curb extensions at strategic locations to reduce crossing distance and traffic speeds, re-striping shoulders, adding signage and bike symbols to provide designated bike lanes, and extending the pedestrian transportation network on Linwood Avenue. The project also includes the addition of a marked crossing in the vicinity of a transit stop. The Transportation Improvement Board (TIB) selected the project for award of funds. The total estimated cost of the project is \$825,000. The grant is for \$371,250.

Manager Ames displayed an illustration of the project site and described the locations of the different improvements. The City's acceptance of the grant enables staff to begin work on the project.

Staff requests the committee recommend the City Council move to authorize the Mayor to sign the Linwood Avenue Sidewalk Fuel Tax Grant Agreement.

Councilmember Schneider inquired about the timeline for constructing the project. Manager Ames advised that the grant agreement enables the City to move forward at any time; however, the capacity of staff will enable design completion this year with construction following in 2023 or 2024 dependent upon staffing resources.

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Manager Ames added that staff has been seeking grant funds for the project for some time.

Chair Swarthout said it appears the sidewalk component would extend from Linwood to Pioneer with some sidewalk existing as part of a new subdivision. Manager Ames said staff anticipates completing the sidewalk within the exiting right-of-way extending past Pioneer to connect with new sidewalk.

**MOTION:**                    **Councilmember Schneider moved, seconded by Councilmember Althausser, to recommend the City Council authorize the Mayor to sign the Linwood Avenue Sidewalk Fuel Tax Grant Agreement.**

**REEP 2021 REPORT CARD:**            Educator Greer reported the City of Tumwater collaborates with the Cities of Lacey and Olympia as well as Thurston County to provide high quality educational opportunities focused on stormwater issues to local residents through the Regional Environmental Education Partnership (REEP). She reviewed accomplishments during 2021.

The REEP program includes two components of the Stream Team and the Stormwater Outreach Group. The Stream Team is the public component providing volunteer activities while the Stormwater Outreach Group focuses on technical specifications and hosting of free workshops and educational materials. With the onset of the pandemic, the program was reconfigured to work within the constraints of social distancing and masking for educational outreach. Subsequently, the program began offering educational webinars, online classes, and training opportunities, to extend and improve the program's social media presence and the ability to reach more people. The program sent monthly emails to subscribers with information on workshops and other community events, published articles in local news outlets, and created more at-home educational activities focused on school-aged children. As a result, more youths became engaged in the program.

In 2021, the program hosted 14 workshops drawing approximately 740 participants. This year, a new program, Nature Sleuths, was launched where participants engage at their own pace by visiting different parks and trails in Thurston County completing different activities focused on the natural environment. The completed information is submitted electronically. Over 130 participants completed one or more of the park missions. A number of individuals have been reached through educational posts on Facebook, Instagram, and local news outlets. Hard copies of newsletters continue to be distributed throughout the community. Copies of the newsletters were available at the Brewery Park at Tumwater Falls during the fall. Other efforts included coffee sleeve giveaways as a way to reach new audiences with four different coffee sleeves created with educational messages. The sleeves were provided to local coffee shops throughout the cities.

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During the last two years of the pandemic, much was learned about distance learning. In 2021, efforts were stepped up to reach more community members. Workshops were increased by 40% with a 145% increase in the number of people attending. Additionally, the program was able to increase its reach across social media platforms and identify community members who were interested in participating in programs.

The focus during 2022 is to increase ways to effectively reach out to the community by:

- Conducting REEP audience analysis
- Increasing multi-language outreach efforts
- Providing new outreach channels
- Exploring new partnerships
- Re-engaging community members at in-person events

Councilmember Schneider commented on his appreciation for Educator Greer's leadership with the Stream Team and her constant communication with him. He wished her well on her new endeavor as a consultant.

Chair Swarthout asked about plans to host more in-person events during the summer. Educator Greer replied that previous in-person events focused on small family groups with participants wearing masks. This fall, it is anticipated more restoration events can be hosted with many more people, such as stream maintenance and planting trees events. Chair Swarthout mentioned prior projects involving high school students spray painting asphalt near storm drains with messages warning citizens not to dump polluting materials. Educator Greer said the program continues through the promotion of placing buttons near storm drains. She has been discussing options with Parks and Recreation Department staff for sponsoring an art program during the 4<sup>th</sup> of July Parade for storm drains to draw attention to them.

Chair Swarthout thanked Educator Greer for all her efforts.

**SEWER OVERFLOW  
 RESPONSE UPDATE:**

Director Smith updated members on the status of recent sanitary sewer overflows. The December 2021 sewer overflow incident off Somerset Hill Drive was caused by a plugged main from a construction plug used during construction that created a backup with sewer spilling onto the road and entering the stormwater system discharging directly to Percival Creek. Other significant discharges have occurred in May 2019, November 2020, and a recent sewer overflow event in February 2022. The May 2019 discharge was located downstream of the February 2022 spill in a system owned and maintained by the City of Olympia. The spill was due to some construction-related blockages.

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An overflow incident in November 2020 was in the vicinity as the February 2022 incident near Somerset Hill Drive and Percival Creek. The site is challenging because of the remoteness of the area. The site is located on a berm behind residential homes with no roadway access. Historically, staff has been notified by residential customers of a sewer spill they discover as they walk or bike throughout the area. At that particular site, no trail is located in the area. Spills are also discovered during regular, semiannual inspections. Recently inspections have increased to every few months because of the volume of sewer hole covers throughout the system.

The most significant discharge occurred in February 2022 near the same site as the November 2020 overflow because of cold weather and lack of traffic. Staff had recently inspected the lines in December. The event was caused by grease creating a blockage in the area of a shallow sewer manhole with limited storage capacity. The blockage caused sewer spillage into Percival Creek. After the City was notified, staff responded quickly and was able to clear the blockage and clear the lines within several hours; however, the notification did not occur for a number of days. Based on onsite conditions, staff was able to estimate the amount of discharge of 26,000 gallons occurring over multiple days.

Staff plans to obtain some remote monitoring technology. The prior estimate was approximately \$30,000 for the equipment. Staff completed additional research and was able to locate some equipment estimated to cost \$6,000, which includes the equipment and initial operating software. An ongoing expense is approximately \$500 annually. The system is a device that resembles a water level reader used at Barnes Lake. The device is placed in the sewer hole and as sewer begins to build up, an alarm is triggered enabling an immediate response by staff. Staff has initiated an order for the equipment. In the meantime, staff is visiting the site on a weekly basis to ensure normal operations. Additionally, staff is identifying other potential sites by reviewing the system's mapping and other sewer holes located in remote areas.

Director Smith noted that although sewer spills are an uncommon event, they have become more common lately partly because of aging infrastructure. One of the sewer overflows was at the Palermo lift station where the golf course restaurant and other facilities connect to the sanitary sewer system. A grease blockage created some pressure on a joint located at the golf course to the public sewer main creating a break in the sewer main in an old concrete pipe. The concrete pipe disintegrated as staff was attempting to clear and reconnect the pipe. The City has some aging infrastructure in many areas of the City. Current efforts include completing age and condition ratings over the next year and mapping of the system to identify potential trouble spots. New sewer crews will focus on system maintenance, operations, and identifying and replacing aging infrastructure.

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In response to the overflow incident in Percival Creek, staff is outreaching upstream residences. Approximately 56 residential units are located upstream and contribute to that particular sewer hole cover where the overflow occurred. Educational outreach efforts will be increased reminding community members not to pour fats, oils, and grease down drains. The City has experienced some greater impacts during the pandemic as many more people are cooking at home.

Prior to the committee's meeting in January 2022, the City experienced 27 sewer overflows since 2008. Generally, the overflows were minor and typically were caused by construction activities or a break in the line with most related to grease blockages. Staff worked with the LOTT Clean Water Alliance on educational outreach to restaurants to reduce grease discharges by restaurants. Currently, the City has experienced an increase in discharges with six discharges occurring since the committee's last meeting with the most significant occurring at Somerset Hill Drive with the grease blockage creating a 36,000 gallon discharge. Other areas of backups/dischARGE include a 4,500 gallon discharge into a catch basin near 2<sup>nd</sup> Avenue and Desoto downstream of residential neighborhoods, a small break at the Shalimar apartments located off Capitol Boulevard caused by a grease blockage, and an overflow near the Starbucks located off Henderson Boulevard and Yelm Highway related to construction activities caused by a (private) pipe drilled through the sewer main. Staff is working to identify the owner of the pipe to address the issue. The last spill was caused by an unknown break releasing approximately 15 gallons of sewage off Cleveland Avenue into a catch basin discharging to surface waters.

Director Smith added that staff is working on acquiring the equipment for installation at the Somerset Hill Drive location as the area is remote and discharges are difficult to detect.

Councilmember Schneider asked about the mechanics of an overflow process. Director Smith explained that it typically entails an obstruction in the pipe causing an overflow to occur in the sewer line creating pressure and lifting the sewer manhole cover with sewer discharging to the ground. Councilmember Schneider asked whether the homes in the vicinity of the February incident were impacted. Director Smith advised that the overflow drained away from the residential area and discharged directly into Percival Creek. Councilmember Schneider asked whether a program of replacement for aging infrastructure has been developed versus monitoring and piecemeal repairs. Director Smith said the City continues to work on building capacity. Funding is available in the capital program for water main and sewer main replacements. The City also continues to build capacity internally to enable execution of a program. When opportunities arise, mains are evaluated for potential replacement or upgrades. Staff has not implemented a systematic program of identifying older areas of the system to replace pipes; however, funding has been allocated to pursue the program when staffing resources

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become available.

Chair Swarthout asked about the timing for installation of the monitoring equipment. Director Smith advised that the order has been placed. Staff is evaluating conditions at the location as the equipment is a remote telemetry monitoring device that must have access to the satellite. Staff is evaluating satellite connectivity during the winter season when leaf cover is minimal. Staff is optimistic conditions will be conducive for the equipment to operate. The equipment includes a 30-day trial period following installation to ensure the system is connected and operating properly. The equipment should be installed within the next several months.

**2021 PAVEMENT  
 MAINTENANCE  
 PROJECT –  
 ACCEPTANCE OF  
 WORK:**

Manager Lindauer reported the request is a recommendation to the City Council to approve acceptance of work for the 2021 Pavement Maintenance Project. He displayed a vicinity map of the project sites. The project components included pavement overlay over existing pavement, pavement repair of segments in poor condition, and crack sealing of pavement to increase the life of pavement. The project included many areas in the City. The project supports the City's mission and beliefs by strengthening the commitment to the City of Tumwater's strategic priorities and goals for 2021-2026 to create and maintain a transportation system safe for all modes of travel and ensure sustainable funding to maintain and improve streets and sidewalks.

The scope of the project was identified from the results of the roadway pavement ratings categorizing and prioritizing different roadways in the City to determine timing of improvements to ensure roadway maintenance is reduced over time. The areas were grouped to ensure the contractor was able to mobilize operations in a specific area of the City rather than mobilizing in multiple areas and increasing the cost of the project. The project included a mix of mainline heavily traveled roads and residential streets throughout the City.

Project accomplishments included the installation of 10,000 tons of asphalt for the overlay projects and asphalt grinding of 45,000 square yards of existing asphalt in those areas that required additional repair. The project along Old Highway 99 included grounding and installation of a geofabric to reduce reflective cracking from the concrete panels below the asphalt followed by an asphalt overlay. Additionally, another 3,000 square yards of pavement repair were completed in other locations in the City with the sections removed and rebuilt to address subgrade or base failure in the roadway. The project included completion of 10 new ADA curb ramps and 250 square yards of new sidewalk around the City. Over 100 utility covers were either adjusted to grade or replaced. Crack sealing was completed on 12 miles of roadway to help increase the longevity of pavement. Pavement markings were applied to the entire project.



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Project construction began on March 2021 and ended in October 2021. The project was funded through the Transportation Benefit District (TBD). The engineer's cost estimate was \$2.6 million. The contract amount was \$2,282,205.00 with the final contract totaling \$2,265,581.00, for a savings of approximately \$17,000.00.

Manager Lindauer shared several before and after photographs of project sites.

Chair Swarthout asked about the timing for the 2022 pavement project. Director Hicks advised that no pavement maintenance project is scheduled this summer because resources will be focused on the Capitol Boulevard/Trosper Road project. With the deferral of the pavement project, the City continues to accumulate funds in the TBD with a goal to complete the City's largest pavement maintenance project next year with an emphasis on residential streets and combined with the annual sidewalk program for a substantial project costing approximately \$3-\$4 million.

**MOTION:** Councilmember Schneider moved, seconded by Councilmember Althaus, to recommend the City Council accept the 2021 Pavement Maintenance project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow.

**ADJOURNMENT:** With there being no further business, Chair Swarthout adjourned the meeting at 8:57 a.m.

Prepared by Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

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MINUTES OF VIRTUAL MEETING  
March 17, 2022 Page 1**

**CONVENE:** 8:00 a.m.

**PRESENT:** Chair Eileen Swarthout and Councilmembers Michael Althausen and Charlie Schneider.

Staff: City Attorney Karen Kirkpatrick, Water Resources and Sustainability Director Dan Smith, Transportation and Engineering Director Brandon Hicks, Transportation Manager Mary Heather Ames, and Administrative Assistant Cathy Nielsen.

**APPROVAL OF  
MINUTES: PUBLIC  
WORKS  
COMMITTEE,  
FEBRUARY 17, 2022:**

**MOTION:** Councilmember Schneider moved, seconded by Chair Swarthout, to approve the minutes of February 17, 2022 as published. A voice vote approved the motion.

**2022 PEDESTRIAN IMPROVEMENTS:** Manager Ames briefed the committee on the 2022 Pedestrian Improvements project. The committee received a briefing on the process for selection of project locations in October 2021. That selection process has been completed. The project is comprised of single and neighborhood sites. The budget is \$300,000.

Manager Ames reviewed the individual project sites:

- 1) Installation of a pedestrian crossing for the south approach of the Custer Way and Capitol Boulevard intersection
- 2) A Rectangular Rapid Flashing Beacon (RRFB) crossing on Capitol Boulevard north of Trosper Road
- 3) Repair of various sidewalk deficiencies on residential streets that were identified through data collection as part of the recent Americans with Disabilities Act (ADA) Transition Plan Update

The project budget reflects an estimated amount for each project site based on the volatility of the construction market. Tools available to the City as part of the bidding process enable staff to evaluate bid prices. Bidding portions of the project as an addition or an alternate will enable the City to take advantage of good prices and could expand the scope of the project. Following receipt of the bids, the project scope may shift or change based on the capability of adding more locations or removing locations to remain within the budget.

Staff requests the Public Works Committee authorize staff to solicit bids for construction of the 2022 Pedestrian Improvements project, and recommend

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the City Council make a motion to award and authorize the Mayor to sign a public works contract with the lowest responsible bidder.

Councilmember Althaus asked whether the intent is to contract with one contractor to complete three different types of projects. Manager Ames affirmed that the elements of the project are similar as all sites will include concrete and the two crosswalks might require electrical changes within the electrical components. A contractor with a concrete subcontractor would be able to complete the entire scope of all projects.

Councilmember Schneider inquired as to the process for selection of the sidewalk segments. Manager Ames said the selection process relied on data collected as part of the ADA Transition Plan. A staff member inspected all sidewalks in the City and recorded locations with any deficiencies (lifted sidewalk, slope exceeding ADA allowances, and cracks, etc.). The information was inputted to the GIS program to produce a map identifying areas with different levels of deficiencies. Staff reviewed areas of the worst deficiencies and identified the scope of repair and whether it fell within the scope of the budget, as well as considering the area of the City and the frequency of use.

Councilmember Schneider requested confirmation as to whether the annual allocation of \$300,000 for sidewalk repair would only result in \$125,000 dedicated for sidewalk repair for this particular project as the other two projects are crosswalk crossings. Director Hicks responded that the funding source is from the Pedestrian Improvements and Traffic Calming line item within the budget, which includes the sidewalk program, random pedestrian improvements, and traffic calming. The project is utilizing the entire budget, as well as a grant awarded by Thurston Regional Planning Council to complete the RRFB project that includes pedestrian improvements at Capitol Boulevard and Custer Way and curb ramps.

Councilmember Schneider said his main concerns are safety and the condition of sidewalks along Capitol Boulevard that have been identified for repair. He concern is that the condition of the sidewalks is a bad reflection on the City. He would prefer to see those areas of repairs expedited. Director Hicks acknowledged the concerns while conceding the City is facing many repairs totaling approximately \$20 million. Some of those deficiencies are being addressed by larger capital projects funded by grants awarded to the City. Staff acknowledges a structural funding deficit exists while continuing to pursue more opportunities to receive grant awards. Manager Ames will be presenting a proposal for a new program that might result in more funding dedicated to the sidewalk program under the umbrella of the complete streets ordinance, which will enable to City compete for other sources of grant funds.

Councilmember Schneider asked how the focus on street trees as part of the

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goal to increase tree canopy in the City might be in conflict with the number of sidewalk deficiencies as most are caused by tree roots. He asked whether the intent is to plant trees along sidewalks with the possibility of tree roots damaging sidewalks in the future. Director Hicks said staff plans to update the street tree guidelines primarily to address the tree root issue and damaged sidewalks. During construction inspections, staff also ensures root barriers have been installed. The ultimate goal is planting the right tree in the right place. Staff is also reviewing general construction standards to determine other ways to address the issue of damaged sidewalks caused by trees.

Chair Swarthout asked whether a plan exists to concentrate future improvements in other areas of the City. Manager Ames said the intent is to repair deficiencies and undertake a similar process of evaluating and prioritizing other areas of the City within the designated budget each year with the goal of repairing areas that are most affected.

Councilmember Althausen spoke to one of the target neighborhoods that includes both Tumwater and Olympia residences and asked whether staff has contacted City of Olympia staff to coordinate improvements in the neighborhood to avoid a patchwork of repairs to only sections in the City of Tumwater. Manager Ames responded that she is meeting with Olympia staff later in the day and would review the possibility of partnering on the project.

Chair Swarthout asked about the limitation of using Transportation Benefit District (TBD) funds only on roadway improvements and the possibility of exploring ways to increase funds in the TBD for sidewalk improvement projects. Manager Ames explained it is possible to utilize TBD funds as long as the project is tied to paving improvements. In many instances involving a paving project, the City is able to add sidewalks to the scope of the project.

Councilmember Althausen asked whether the limitation is tied to how the Council structured the use of TBD funds when it was presented to the voters and whether the City would have the opportunity to restructure how the funds are used when the City seeks renewal of the TBD by voters. Manager Ames offered to follow up to determine if state law precludes the Council from designating the use of TBD funds for specific projects.

**MOTION:**

**Councilmember Althausen moved, seconded by Councilmember Schneider, to authorize staff to solicit bids for construction of the 2022 Pedestrian Improvements project, and recommend the City Council make a motion to award and authorize the Mayor to sign a public works contract with the lowest responsible bidder. A unanimous voice vote approved the motion.**

**BARNES LAKE  
MANAGEMENT**

Director Smith reviewed treatment applications from the previous year and the proposed work plan and budget for 2022 management of Barnes Lake by

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**DISTRICT (LMD)**  
**ANNUAL WORK**  
**PLAN, OPERATING**  
**BUDGET, AND 2022-**  
**2035 ASSESSMENT**  
**INCREASE:**

the Barnes Lake Management District (LMD).

The LMD was formed to manage vegetation in Barnes Lake. In 2020, fluridone herbicide treatments were applied to the lake. Initially, in previous years, lake treatment concentrated on eradicating fragrant water lily pads. Following treatment, the contractor completes a lake electronic survey to assess any beneficial impacts from the treatment.

Director Smith displayed a photograph of a comparison between 2020 and 2021. Fluridone treatment is applied every four to five years dependent upon longevity in the system. The first application was in 2016. He described the various degrees of vegetation density in the lake. Some of the limitations are access to several areas of the lake because of shallow conditions and the amount of vegetation. Last year, the lake experienced an increase in filamentous algae growth (nitella). Because of the limited LMD budget, some residents applied treatments, which are authorized under the City's permit. Property owners apply for the treatment with the City and contract with the consultant for application of the treatment along private shorelines. The LMD also monitors lake water levels. Levels are documented through the installation of a water gauge installed near the shoreline to enable staff to record the information. During the summer, when water levels have receded beyond the gauge, staff estimates water levels.

Another tool used by the LMD is a drone used by the contractor for aerial video surveys of the lake. The drones take video of the lake in early spring (pre-vegetation) and later in the year. The videos provide an overview of the entire lake and help to evaluate whether additional areas should be treated. Director Smith shared a video of an aerial video of the lake in October 2021 and described conditions in different areas of the lake.

Each year, the contractor provides a report to the LMD outlining successes and challenges of the previous year results. The last report reflects the 2020 fluridone treatment continues to remain effective, which is important as the treatments are very expensive. It is likely the next treatment would not be necessary until 2024. The primary target of the treatment is bladderwort followed by fragrant water lily and algae. Treatments by property owners have been effective for vegetation management in the lake, as well as for customer appreciation around the lake based on the results of the treatments.

Director Smith reviewed the proposed 2022 LMD Work Program. Recommendations include continuing with electronic, aerial, and bottom surveys, continuing with shoreline weed control and private treatments, and focus on some problem areas. Only one site on the lake can be used to access the lake by boat. The committee previously reviewed and recommended approval of the agreement with Ms. Day to enable access to the lake. The LMD work plan includes some improvements to the launch area on Ms. Day's property. Staff works with residents surrounding the lake

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and some residents are volunteers of the water quality monitoring crew for the lake. The volunteer effort to monitor water quality reduces costs to the LMD. Outreach is included in the work program to address the proposed assessment increase proposed by the LMD Steering Committee. The proposed budget is \$13,000 for contract services limited to spot treatments and shoreline applications. Approximately \$2,000 is allocated to the City of Tumwater for the administration of the annual assessment, tracking, and to offset costs incurred by the Finance Department for billings. Some funds are allocated for public outreach and water quality monitoring. Other expenses include the annual permit fee and miscellaneous items. Total expenses are projected to be \$18,170, which is equal to the amount received from assessments that are recommended to increase for each property owner. Staff is confirming the amount of the fund balance to carryover with the Finance Department. The projected budget reflects operating budget revenues of \$53,305. The proposed budget was approved by the LMD Steering Committee on February 16, 2022.

The volunteer monitoring program will begin in April. The aquatic weed survey and the annual lake walk by LMD Steering Committee members are also scheduled. The request to the committee is to recommend the City Council make a motion to approve the 2022 LMD Work Plan and Operating Budget.

Councilmember Schneider inquired about the size of the lake and the purpose of controlling vegetation in the lake. Director Smith advised that the lake is approximately 30 acres in size. The LMD was formed in 2004 upon a petition request by property owners because of aesthetic issues around the lake and access limitations for fishing because of the volume of vegetation within the lake. All property owners receiving benefits from the lake participate in the management and maintenance of the lake.

Councilmember Althaus asked about the long-term solution for controlling vegetation. He questioned whether future dredging would be necessary to remove all the material. Director Smith replied that dredging was addressed previously with recognition that the process would be extremely expensive and too challenging for a smaller lake with a limited number of properties. At this time, vegetation management is the designated process. During outreach, staff will discuss yard care techniques to help limit the amount of nutrients entering the lake.

Director Smith addressed future costs as part of the update of the Integrated Aquatic Vegetation Management Plan. The last plan was completed in 2006. The plan addresses all aspects of lake management and next steps. The plan will be revisited to assess the effectiveness of the treatments, changing conditions that should be addressed, and the physical and financial costs of future recommendations.

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Director Smith reported the second request is scheduling a public hearing on April 21, 2022, to receive public comment on the proposed 2022 LMD Work Program and Operating Budget. The LMD Steering Committee held a listening session with LMD membership on March 2, 2022. The session was attended by several property owners. The attendees supported the proposed assessment increase recognizing the assessment has not increased since the LMD was formed in 2005.

Director Smith described the rate structure for the annual assessment. The largest assessment is for lakefront property owners, both residential and condominium owners. Three commercial properties pay the highest assessment fee. The LMD Steering Committee proposes a 5% increase to help offset future costs of the LMD with 70% for contract services, 10% for administrative costs for the City to manage the program for the next 13 years, and funding for public outreach, continued monitoring for water quality, mandatory permit fees, and other operating and planning costs.

Councilmember Althaus asked whether the City funds the LMD when the balance falls below zero. Director Smith affirmed that when expenses exceed revenues, the City covers the difference but assesses a surcharge. The transaction is similar to an interfund loan that is reimbursed with a percentage of rates to the City to cover those costs.

Director Smith reviewed the increased rates for property owners as a result of the assessment fee increase.

**PUBLIC COMMENT:** **Gary Bodeutsch, Chair, LMD Steering Committee**, said the committee is very appreciative to the City of Tumwater for working with the LMD Steering Committee understanding that the neighborhood is private. Working with the City has improved the process. Members enjoy the long-term relationship with the City and working with staff. He and Ms. Peterson have been a member of the committee for some time. They both live near the lake and have witnessed the deterioration and the progress. He invited questions from the committee.

**Kathy Peterson** reported she served as the initial Chair of the Steering Committee from 2005 to 2015. She worked on the lake to control vegetation by hand prior to the formation of the LMD. She continues to contribute sweat equity into the project. The LMD, City staff, and the contractor support those efforts.

Director Smith requested the committee set a public hearing on April 21, 2022, to receive testimony on the proposed 5% annual increase to LMD Roll of Rates and Charges and recommend approval to the City Council.

Chair Swarthout thanked Mr. Bodeutsch and Ms. Peterson for their willingness to volunteer and for their work to support the lake. She asked

**TUMWATER PUBLIC WORKS COMMITTEE  
MINUTES OF VIRTUAL MEETING  
March 17, 2022 Page 7**

whether the proposed increase is subject to approval by lake members. Director Smith advised that no vote is necessary other than each property owner receives a letter outlining the proposed assessment increase and copy of the updated LMD Roll of Rates and Charges. Objections can only be provided in a written response. The listening session earlier in the month was an opportunity to receive feedback from members.

**CONSENSUS:** Councilmember Althausen moved, seconded by Councilmember Schneider, to recommend the City Council make a motion to approve the 2022 Barnes LMD Work Plan and Operating Budget; and agreed to schedule a public hearing on April 21, 2022, to receive testimony and make a recommendation to the City Council regarding a proposed 5% annual increase to LMD Roll of Rates and Charges. A voice vote unanimously approved the motion.

**ADJOURNMENT:** With there being no further business, Chair Swarthout adjourned the meeting at 9:07 a.m.

Prepared by Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)



TO: Public Works Committee  
FROM: Don Carney, Capital Projects Manager  
DATE: April 7, 2022  
SUBJECT: Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation

---

1) Recommended Action:

Staff requests the Public Works Committee recommend the City Council approve and make a motion authorizing the Mayor to sign the Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation with Cardinal Architecture P.C., increasing the not-to-exceed amount to \$323,315.00 for the term ending December 31, 2023.

---

2) Background:

The City, through Cardinal Architecture P.C., previously completed the Historic Brewery Tower Protection & Renovation Report. The report included a phased strategy and project design for maintaining, preserving, and renovating the City's historic brewery tower.

The City then solicited Statements of Qualifications for architectural services for the design of the next phase of the project to complete limited renovations. Cardinal Architecture P.C. was selected for the design work that ultimately culminated in completion of the Historic Brewery Tower Renovation Phase I – Roof and Masonry construction project. The construction project included removal of a temporary roof over the fourth and fifth floors, new roof gutters and temporary downspouts, damaged and missing brick replacement, and masonry repairs. The Service Provider Agreement was amended to extend the term for Phase I design services.

In 2020, the Service Provider Agreement was amended again to include scope and fee for the Historic Brewery Tower Renovation Phase II Seismic Improvements project. This Second Amendment increased the not-to-exceed agreement amount to \$312,290 and extended the term of the agreement again. Phase II design services included schematic design, structural engineering, probable construction costs, construction drawings, and project bid documents. In 2021, a Third Amendment to the Service Provider Agreement extended the term of service to December 31, 2023. There was no change in the fee amount for this Third Amendment.

The Fourth Amendment to the Service Provider Agreement is for a fee increase to the Historic Brewery Tower Renovation Phase II Seismic Improvements. The fee increase is due to an hourly rate increase, as well as changes to the updated International Building Code requirements for seismic analysis has increased staff time to complete the analysis.

---

3) Policy Support:

City of Tumwater Strategic Priorities and Goals 2021-2026 has identified the following goals to prioritize development/re-development:

A. Pursue Targeted Community Development Opportunities:

Through the on-going renovation projects the City hopes to spur a healthier public/private partnership in rehabilitation of the Historic Old Brewery Tower, include space in the Brew-tower that may be used by the community and serve as a catalyst for the City's vision for redevelopment of the brewery properties.

---

4) Alternatives:

- ☐ Recommend approval of the amendment as is.
  - ☐ Request changes to the scope of work.
  - ☐ Recommend against approval of the amendment.
- 

5) Fiscal Notes:

Funding for the architectural and engineering services to be completed under this Amendment is from the General Government CFP. The City was awarded a \$512,723 Heritage Capital Grant for Phase II construction.

---

6) Attachments:

- A. Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation.

**FOURTH AMENDMENT  
TO  
SERVICE PROVIDER AGREEMENT  
FOR  
HISTORIC BREWERY TOWER RENOVATION**

This FOURTH Amendment ("Amendment") is dated effective this \_\_\_\_\_ day of \_\_\_\_\_, 2022, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation ("CITY"), and CARDINAL ARCHITECTURE P.C., a Washington corporation ("SERVICE PROVIDER").

A. The CITY and the SERVICE PROVIDER entered into a Service Provider Agreement dated effective July 10, 2018, as amended by a First Amendment dated July 26, 2019, and a Second Amendment dated October 8, 2020, and a Third Amendment dated November 30, 2021, whereby the SERVICE PROVIDER agreed to provide architectural services ("Agreement").

B. Section 14 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

C. This project was delayed by COVID-19 and funding from a state-awarded Heritage Capital Projects grant was re-appropriated for the 2021-2022 biennium. The project schedule and SERVICE PROVIDER work plan have been adjusted to align with the terms of the grant.

D. The CITY and the SERVICE PROVIDER desire to amend the Agreement by updating the work plan and extending the term.

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 an updated work plan as more particularly described and detailed in Exhibit A-4, 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, 2023.

3. COMPENSATION AND METHOD OF PAYMENT.

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-4" during the extended term of the Agreement, Section 4.C. shall be amended to increase the compensation paid to the SERVICE PROVIDER by Eleven Thousand Twenty Five and 00/100 dollars (\$11,025.00). The total amount payable to the SERVICE PROVIDER pursuant to the original Agreement, the Second Amendment and this Fourth Amendment shall be an amount not to exceed Three Hundred Twenty Three Thousand Three Hundred Fifteen and 00/100 Dollars (\$323,315.00).

\*\*\* Signatures on Following Page\*\*\*

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:

CARDINAL ARCHITECTURE P.C.

1326 5<sup>TH</sup> Avenue, Suite 440

Seattle, WA 98101-2628

Tax ID Number: 602-708-154

Phone Number: 206-624-2365

\_\_\_\_\_  
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

COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_.



23 December 2021

Don Carney, Project Manager  
City of Tumwater  
555 Israel Road SW  
Tumwater WA 98501

**Re:     *Historic Brewery Tower Renovation - Phase 2 Seismic  
Proposal for Architectural Services - Additional Services Proposal***

Dear Don:

This is an architectural services proposal for Additional Services for the Phase 2 Seismic construction project to continue the renovation of the Historic Brewery Tower at 3201 Boston Street in Tumwater, Washington. Since the original fee proposal was prepared and contracted, the structural engineer's hourly charges increased. In addition, the new project will be reviewed under the 2018 International Building Code, which has more complex requirements for structural analysis. The attached proposal from Swenson Say Faget addresses the fee increase.

Original Proposal for SD, DD, & CD Phases	\$51,475.00
New Proposal for SD, DD, & CD Phases (Attached)	\$62,500.00
Contract Increase	\$11,025.00

Do not hesitate to contact me if you require additional documentation, or if you have additional questions.

Sincerely,

James Cary, AIA



**Swenson Say Fagét**  
**STRUCTURAL ENGINEERING**

2124 Third Ave, Suite 100  
 Seattle, WA 98121  
 ☎ 206.443.6212

934 Broadway, Suite 100  
 Tacoma, WA 98402  
 ☎ 253.284.9470

⊕ [ssfengineers.com](http://ssfengineers.com)

December 1<sup>st</sup>, 2021

Jim Cary  
 Cardinal Architects PC  
 1326 5<sup>th</sup> Avenue, #440  
 Seattle, WA 98101

RE: *Tumwater Brewery Tower Renovation Phase 2*  
*Proposal for Structural Engineering Services*

Dear Jim:

This letter serves as our revised proposal for the structural engineering consultation services for Phase 2 of the Historic Tumwater Brewery Tower renovation project located at 3201 Boston Street, in Tumwater, Washington. The project scope involves a phase renovation of the six-story unreinforced masonry, concrete, and wood framed tower. This is a revision to our Phase 2 proposal, written in June of 2020, and is requested due to the change in state building codes, and changes to our billing rates between 2020, and 2022.

In the initial Phase 1 project, portions of the damaged and missing roof of the existing structure at the 4<sup>th</sup> and 5<sup>th</sup> floors were replaced and repaired. In addition, extensive masonry restoration work was done during this phase. The initial phase of work was intended to restore the building exterior masonry and improve the weather resistance of the tower structure to limit further deterioration of the building.

Phase 2 of the project involves making seismic improvements to the unreinforced masonry building.

*Scope of Services*

The structural scope of work for the project in this phase is based on the Seismic Improvements Structural narrative in the June 2015 Tumwater Historic Brewery Site Study, along with the June 22, 2020 Historic Brewery Tower Renovation Seismic Work Plan prepared by Cardinal Architecture. The scope includes:

- Structural Analysis of the building using ASCE 41-17, *Seismic Evaluation and Retrofit of Existing Buildings*. The evaluation will be based on the performance objective established once the building's future use and occupancy has been established. For the purposes of this proposal, we assume that the occupancy will

remain Risk Category II, per the 2018 International Building Code, and the performance objective will be the Basic Performance Objective for Existing Buildings, per ASCE 41-17. Note that as of the adoption of the 2018 International Building Code the earthquake hazard level has increase 33%.

- Verification and updating of the general scope of schematic seismic improvements identified in the Seismic Improvements Structural narrative, with consideration of the Phase I masonry restoration and roof replacement project work. The seismic improvements identified in the narrative include floor diaphragm infills, addition of new lateral elements consisting of steel braced frames and concrete shear walls, and addition of micropile foundations and grade beams under new lateral elements. The seismic design will also be coordinated with possible other building improvements, including future stairs, elevators, and landings. However, we understand that the design of those new building elements are not in the Phase 2 scope of work.
- A geotechnical report for the project site will be needed that establishes site soil conditions, such as site class, seismic coefficients, soil properties, depth of existing footings, foundation and pile recommendations. We will provide structural input, such as expected bearing loads, pile requirements, and building dynamic characteristics.
- Aid in coordinating or verification of existing building structural material strengths as me be required by the local building authorities, including masonry shear tests, concrete testing, and anchor testing.
- Design and detailing of the seismic improvements and other structural work including preparation of CAD drafted plans and details for building permits and construction.
- Review of cost estimates prepared by the cost estimator at major design milestones.
- Review of structural specifications prepared by the architect or third party specification writer
- A maximum of two site visits during design. We assume other meetings, as required, will be remote.

#### *Fees and Schedule of Conditions*

Based upon the scope of work outlined above, we propose to provide our structural engineering services for a fixed fee as follows:

<b>Phase</b>	<b>Fee %</b>	<b>Fee</b>
Schematic Design	25%	\$15,625
Design Development	30%	\$18,750
Construction Documents	45%	\$28,125
Total Basic Service Fee		\$62,500



We have assumed a project duration of 9 months, with 100% Construction Documents to be completed by the Fall of 2022, at the latest. This proposal is based upon the outline of services above, as well as the enclosed Schedule of Conditions, which is part of this agreement. The Schedule of Conditions outlines billing rates, payment, and other contract particulars.

If you have any questions do not hesitate to contact us.

Sincerely,



R. Gregory Coons, PE  
Principal  
SWENSON SAY FAGÉT, INC.  
A Structural Engineering Corporation

---

For Cardinal Architects PC

How much of each phase (SD, DD or CD) is effected by and how much for billing rates and additional work due to building code change?

Phase: Schematic Design			
BILLING RATE INCREASE			
	Hours Remaining in Contract	Change in Billing Rate	Total
Staff Engineer	60	\$10.00	\$600.00
Project Manager	29	\$15.00	\$435.00
Principal Engineer	14	\$15.00	\$210.00
TOTALS			\$1,245.00
Phase: Design Development			
BILLING RATE INCREASE			
	Hours Remaining in Contract	Change in Billing Rate	Total
Staff Engineer	60	\$10.00	\$600.00
Project Manager	29	\$15.00	\$435.00
Principal Engineer	14	\$15.00	\$210.00
TOTALS			\$1,245.00
Phase: Construction Documents			
BILLING RATE INCREASE			
	Hours Remaining in Contract	Change in Billing Rate	Total
Staff Engineer	94	\$20.00	\$1,880.00
Project Manager	45	\$25.00	\$1,125.00
Principal Engineer	22	\$65.00	\$1,430.00
TOTALS			\$4,435.00

This column is generally the number of of hours you had assigned to the phase

Phase: Schematic Design			
ADDITIONAL WORK DUE TO BUILDING CODE AMENDMENT			
	Hours	Rate	Total
Staff Engineer	4.0	\$120.00	\$480.00
Project Manager	2.0	\$150.00	\$300.00
Principal Engineer	1.0	\$210.00	\$210.00
			\$990.00
Phase: Design Development			

ADDITIONAL WORK DUE TO BUILDING CODE AMENDMENT			
	Hours	Rate	Total
Staff Engineer	5.0	\$120.00	\$600.00
Project Manager	2.5	\$150.00	\$375.00
Principal Engineer	1.25	\$210.00	\$262.50
			\$1,237.50
Phase: Construction Documents			
ADDITIONAL WORK DUE TO BUILDING CODE AMENDMENT			
	Hours	Rate	Total
Staff Engineer	7.0	\$120.00	\$840.00
Project Manager	3.25	\$150.00	\$487.50
Principal Engineer	2.60	\$210.00	\$545.00
			\$1,872.50
			\$4,100.00

This column is the number of of hours increased  
for the phase based on code change

TOTAL PHASE INCREASE	
Schematic Design	\$2,235.00
Design Development	\$2,482.50
Construction Documents	\$6,307.50
	\$11,025.00

TO: Public Works Committee  
FROM: Carrie Gillum, Water Resources Specialist  
DATE: April 7, 2022  
SUBJECT: Water Conservation Program Update

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1) Recommended Action:

None. Item is discussion only.

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2) Background:

The City of Tumwater's Conservation Program is an independent and regional effort to conserve drinking water through eleven active programs. Programs range from public outreach, education, rebates and conservation pricing (the more water a customer uses the higher the cost per cubic foot). Presentation includes an overview of these programs as well as the past participation, goals, and future planned actions to reach and/or maintain the goals.

---

3) Policy Support:

Opportunity | We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize positive opportunities in adverse situations and periods of change.

Partnership | We work collaboratively with residents, businesses, and community organizations. We also actively partner with other jurisdictions to address regional, state, and even broader issues.

Learning | We are a learning organization which strives to benefit from past experience, foresight, and innovation to seek new ways to enhance the community and improve City operations and services.

Environment | We act to preserve and enhance the natural environment and the social fabric of our community.

---

4) Alternatives:

☐ None

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5) Fiscal Notes:

None.

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6) Attachments:

A. None

TO: Public Works Committee  
 FROM: Bill Lindauer, Engineering Services Manager  
 DATE: April 7, 2022  
 SUBJECT: I-5 / Trosper Road / Capitol Boulevard Reconfiguration Project

---

1) Recommended Action:

Staff requests that the Public Works Committee authorize staff to solicit bids for the I-5 / Trosper Road / Capitol Boulevard Reconfiguration Project and recommend City Council make a motion to award and authorize the Mayor to sign a public works contract with the lowest responsible bidder.

---

2) Background:

The I-5 / Trosper Road / Capitol Boulevard Reconfiguration Project is intended to address traffic congestion and pedestrian / bike safety and mobility deficiencies along Capitol Boulevard in the vicinity of Trosper Road per the Capitol Boulevard Corridor Plan. The project will include construction of three roundabouts located at the Trosper Road / I-5 Ramp terminals, Trosper Road / Capitol Boulevard intersection, and at the 6<sup>th</sup> Avenue / I-5 northbound on and off ramps. The project will also include construction of the Trosper Road Extension linking Capitol Boulevard to Linda Street and construction of a new 6<sup>th</sup> Avenue roadway connecting Lee Street directly to the I-5 ramp terminal and Trosper Road. The project will upgrade all existing utilities, provide street lighting, and landscaping and irrigation, within the project limits.

The Engineer's estimate for the I-5 / Trosper Road / Capitol Boulevard Reconfiguration Project is \$10,500,000. This is significantly higher than the original project estimate from 2017 and revised estimates from 2020 that we used to program funding in the Capital Facilities Plan documents. There are several factors that led to the cost increases, but the most notable are overall construction industry costs over the last few years, volatility in oil / asphalt price trends, the addition of planned future utility comprehensive plan projects, and design guideline revisions.

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3) Policy Support:

Pursue Targeted Community Development Opportunities – Implement the transformation of Capitol Boulevard, and

Create and Maintain a Transportation System Safe for All Modes of Travel – Construct and inter-connected bicycle and pedestrian system

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4) Alternatives:

☐ Revise the project.

---

5) Fiscal Notes:

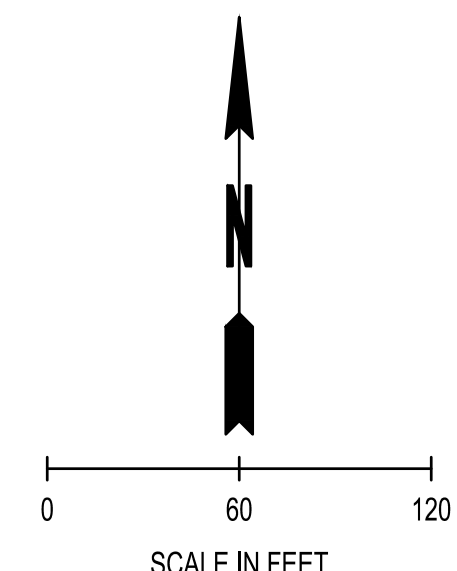
The funds are available in the Transportation CFP, Water CFP, Sewer CFP, and Storm CFP. A portion of the project is funded by a Transportation Improvement Board (TIB) grant. The increase in anticipated costs will come from individual CFP fund balances; this will be evaluated further after bids are received.

---

6) Attachments:

A. Project Overview





EXISTING POLES  
(POLES SHOWN ARE FIRST INSIDE  
AND OUTSIDE OF PROJECT LIMITS)

PROJECT LIMITS

6TH AVE SW

# I-5/TROSPER/CAPITOL BLVD RECONFIGURATION PROJECT

## OVERVIEW

EXHIBIT No:  
**EX-01**

SHEET No:  
**1 of 01**



TO: Public Works Committee  
 FROM: Don Carney, Capital Projects Manager  
 DATE: April 7, 2022  
 SUBJECT: Preserve Park Playground Equipment

1) Recommended Action:

Staff requests the Public Works Committee recommend the City Council approve and authorize the Mayor to sign a public works contract with Cascade Recreation, Inc. for supply and installation of playground equipment at Preserve Park.

2) Background:

The City purchased property in 2020 utilizing Park Impact fees assessed on new home construction within The Preserve development to construct the Preserve Park. The planned park play area is approximately 0.5 acres and will include site furnishings, a large play structure, a 24 foot by 24 foot picnic shelter, a half-court basketball court, a five foot high triple wide concrete slide and zip line, along with landscaping and irrigation. The adjoining 2.9 acre storm water infiltration pond will be incorporated as additional play area by seeding and irrigating.

Staff is currently negotiating prices for equipment purchase and installation for the Preserve Park with Cascade Recreation, Inc., a sole source provider and installer of the City standard park equipment. Utilizing the same equipment manufacturer in all City Parks improves maintenance, safety, and liability. Much of the equipment has moving parts that wear and need replacing. Utilizing the same equipment, specialty tools, and replacement parts is crucial to safely maintaining park equipment and anticipating repairs. Receiving equipment from one source will aid in obtaining and replacing parts and equipment, and it creates a standard expectation for the public at City owned parks. Utilizing the supplier for installation of the equipment provides warranty coverage.

The site construction for Preserve Park will occur concurrently under separate contract. Staff is preparing contract drawings for advertisement to solicit bids for the site work within two to three months. Since equipment fabrication is a lengthy process, we are advancing contracting with the equipment supplier and installer so that we can coordinate work when the site work begins later this year.

3) Policy Support:

City of Tumwater Strategic Priorities and Goals 2021-2026 has identified the following goals to prioritize parks enhancement projects:

B. Build a Community Recognized for Quality, Compassion and Humanity which includes a goal specific to the creation of parks.

4) Alternatives:

- ☐ Do not purchase the equipment.
- ☐ Reduce the amount of equipment proposed.
- ☐ Propose alternative equipment.



---

5) Fiscal Notes:

The complete park development is included in the 2020-2025 Capital Facility Plan. The park is identified as General Governmental Project GG08, Preserve Park. The project is being funded with park impact fees. The price range for the equipment and installation is \$250,000 to \$325,600.

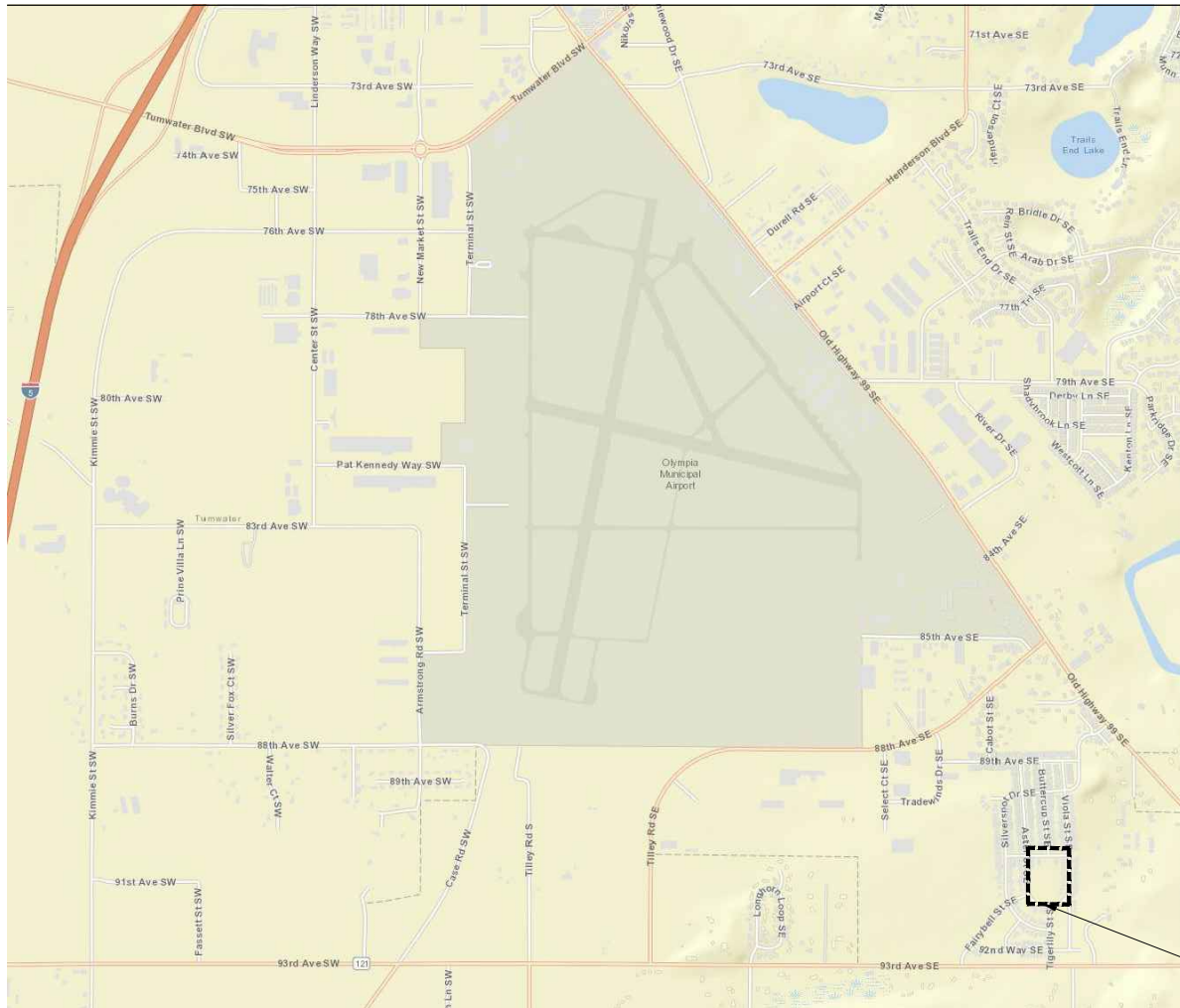
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6) Attachments:

- A. Location Map
- B. Equipment Site Plan
- C. Equipment & Landscape

# THE PRESERVE PARK

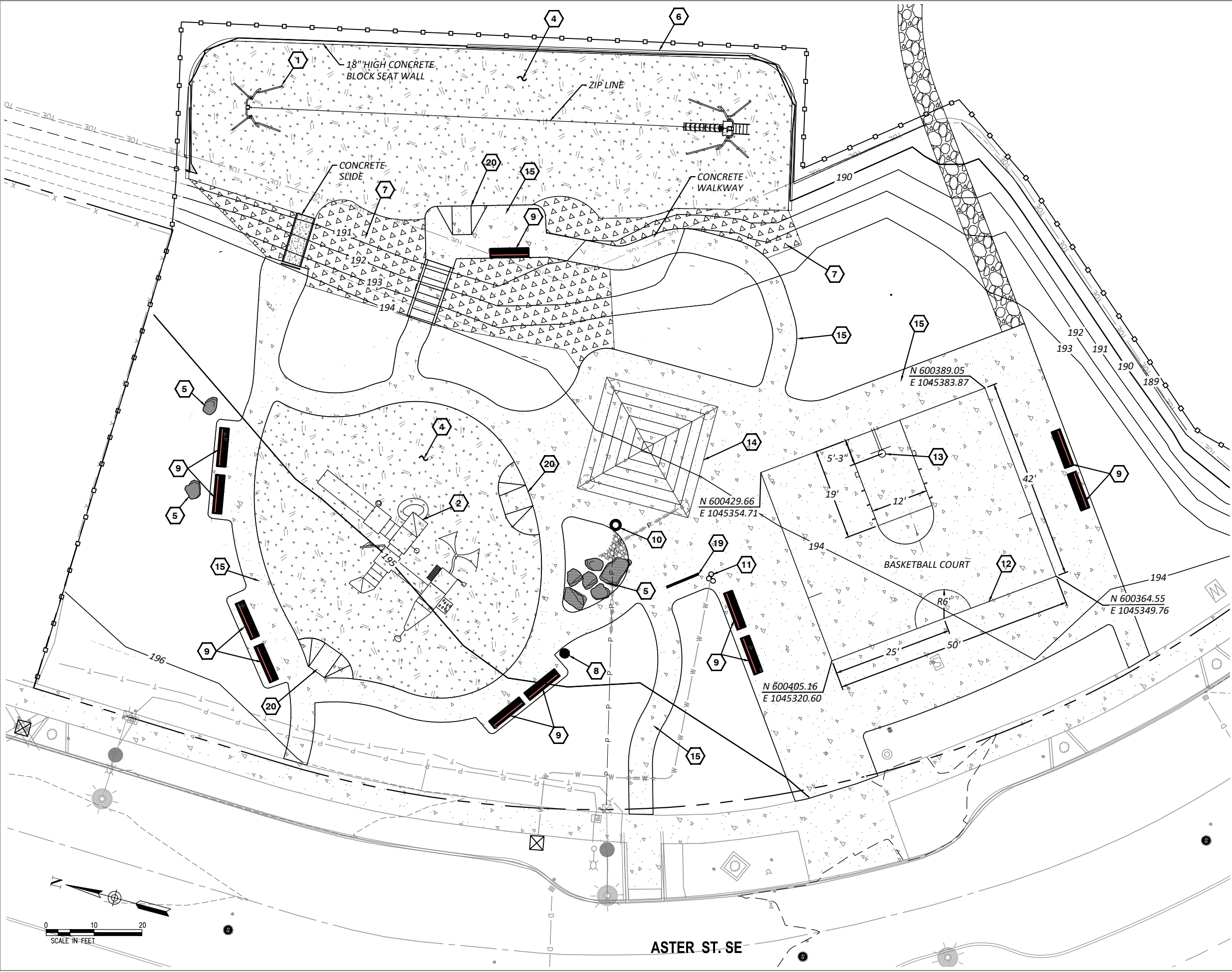
CITY OF TUMWATER PARKS AND RECREATION DEPARTMENT



**VICINITY MAP**  
NOT TO SCALE

**THE PRESERVE  
PARK  
PROJECT  
LOCATION**





REFERENCE NOTES:

- 1 ZIP LINE GAMETIME 5112 SKYRUN ZIPLINE - 100 FT.
- 2 PLAY EQUIPMENT LITTLE TIKES KB20 - 71889 AGES 5 - 12
- 3 CONCRETE SLIDE UPC PARKS TRIPLE WIDE 5 FT. WIDE, 10 FT. TALL HILL
- 4 RUBBER PLAY MULCH 12" DEPTH MINIMUM, SEE PLAN AND DETAILS AS AVAILABLE FROM: [www.BestRubberMulch.com](http://www.BestRubberMulch.com) OR APPROVED EQUAL
- 5 GRANITE BOULDERS 2 - 3 MAN SIZE LOCATED ON PARK SITE. PLACE AS DIRECTED.
- 6 18" HT. CONCRETE BLOCK RETAINING WALL, SURROUNDING LAWN AREA, TO CONTAIN RUBBER MULCH.
- 7 SYNTHETIC LAWN SIERRA SUPER-94 AS AVAILABLE FROM: GLOBAL SYN-TURF (877) 796-8873 OR APPROVED EQUAL
- 8 PET WASTE STATION DOGIPOT 1003 - L MOUNTAIN POST, BAG DISPENSER, SIGN, TRASH RECEPTACLE
- 9 BENCH WABASH VALLEY BU1113C IN HUNTER 6 FT. BENCH WITH BACK, WITH ARMS - SLOT - SURFACE MOUNT OR APPROVED EQUAL
- 10 GARBAGE CAN WABASH VALLEY TG3D33S IN HUNTER RECEPTACLE WITH LINER AND DOME LID - SLOT - SURFACE - MOUNT
- 11 DRINKING FOUNTAIN STERN WILLIAMS 5400 - 90 BARRIER FREE DRINKING FOUNTAIN WITH ATTACHED PET FOUNTAIN
- 12 BASKETBALL COURT CONCRETE PAVING, PAINTED STRIPES
- 13 BASKETBALL HOOP
- 14 SHADE PAVILLION CLASSIC RECREATION SYSTEMS 775 - 3307 MESA 24' x 24' COLOR TBD OR APPROVED EQUAL
- 15 CONCRETE WALKWAY BROOM FINISH 4" THICK MIN.
- 16 SOD LAWN
- 17 HYDROSEED
- 18 CRUSHED SURFACING TOP COURSE TRAIL
- 19 BIKE RACK
- 20 ADA ACCESSIBLE RAMP TO RUBBER MULCH AREA (12:1 SLOPE)

PROJECT		PAGE		City of Tumwater Transportation and Engineering Department 555 Israel Road SW, Tumwater, WA 98501 Phone: (360) 754-4140			
DRAWING NUMBER		DESIGNED: D/C/JQ		JOB NUMBER		DRAWN: JQ	
C-5				DATE		CHECKED: NDV	
SHEET 3 OF 3				AUGUST 2021		APPROVED: WHL	
THE PRESERVE PARK		PARK LAYOUT					
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City of Tumwater  
Engineering and  
Transportation Department  
555 Israel Road SW, Tumwater, WA 98501  
Phone: (360) 754-4140

DESIGNED: D/C/JQ	JQ	NDV	WHL
DRAWN: JQ	NDV	WHL	
CHECKED: NDV	WHL		
APPROVED: WHL			

JOB NUMBER  
3030102

DATE  
AUGUST 2021

PAGE

LANDSCAPE PLAN

PROJECT

THE PRESERVE PARK

DRAWING NUMBER

L - 1

SHEET 3 OF 3

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Plotted by: scorney Date: 28-Mar-22 12:17:50pm

File: Preserve Plan Set.dwg

TO: Public Works Committee  
FROM: Dan Smith, Water Resources & Sustainability Department Director  
DATE: April 7, 2022  
SUBJECT: 2022-2035 Barnes Lake Assessment Increase - Public Hearing Request

---

1) Recommended Action:

Staff requests the Public Works Committee make a motion approving a Public Hearing on May 5, 2022 to hear testimony and make a recommendation to the City Council regarding a proposed 5% annual increase to LMD Roll of Rates and Charges

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2) Background:

On March 2, the LMD Committee held a public listening session and invited all members of the LMD to learn more about the proposed assessment increase and future work plans. On March 9, the LMD Committee motioned to recommend City Council take action to implement the increase which will result in a five percent (5%) annual increase for years 2022 through 2035 to support lake management efforts for the remainder of the LMD's approved duration. The LMD has not increased the rate of assessments since its inception in 2005. Due to cancelation of the April 21 Public Works Committee meeting, staff is seeking to change the original request from April 21, 2022 to May 5, 2022.

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3) Policy Support:

Ordinance O2004-041 – LMD Formation and Ordinance O2004-042, Public Works Committee Assignment

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4) Alternatives:

☐ No identified alternatives

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5) Fiscal Notes:

The proposed assessment increase provides \$113,842 in new revenue to address long term budget impacts due to increasing costs to manage vegetation impacts.

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6) Attachments:

A. 2022-2035 Barnes Lake Assessment Increase Matrix

5% ANNUAL INCREASE	TOTAL # OF UNITS	2021	2022	2023	2024	2025	2026	2027	2028	2029
Residential w/ View Only (no access) and Condominium without View (access)	50	\$ 96.00	\$ 100.80	\$ 105.84	\$ 111.13	\$ 116.69	\$ 122.52	\$ 128.65	\$ 135.08	\$ 141.84
Residential Lakefront	26	\$ 240.00	\$ 252.00	\$ 264.60	\$ 277.83	\$ 291.72	\$ 306.31	\$ 321.62	\$ 337.70	\$ 354.59
Condominium Lakefront	21	\$ 192.00	\$ 201.60	\$ 211.68	\$ 222.26	\$ 233.38	\$ 245.05	\$ 257.30	\$ 270.16	\$ 283.67
Condominium w/ View Only (no access)	5	\$ 77.00	\$ 80.85	\$ 84.89	\$ 89.14	\$ 93.59	\$ 98.27	\$ 103.19	\$ 108.35	\$ 113.76
Public / Commercial	3	\$ 480.00	\$ 504.00	\$ 529.20	\$ 555.66	\$ 583.44	\$ 612.62	\$ 643.25	\$ 675.41	\$ 709.18
Undeveloped Residential Lakefront	3	\$ 120.00	\$ 126.00	\$ 132.30	\$ 138.92	\$ 145.86	\$ 153.15	\$ 160.81	\$ 168.85	\$ 177.29
Undeveloped w/ View Only	1	\$ 48.00	\$ 50.40	\$ 52.92	\$ 55.57	\$ 58.34	\$ 61.26	\$ 64.32	\$ 67.54	\$ 70.92
	<b>2005-2020</b>	\$ 17,305.00	\$ 18,170.25	\$ 19,078.76	\$ 20,032.70	\$ 21,034.34	\$ 22,086.05	\$ 23,190.36	\$ 24,349.87	\$ 25,567.37
Total Revenue Collected:	<b>\$ 276,880.00</b>	<b>\$ 294,185</b>	<b>\$ 312,355.25</b>	<b>\$ 331,434.01</b>	<b>\$ 351,466.71</b>	<b>\$ 372,501.05</b>	<b>\$ 394,587.10</b>	<b>\$ 417,777.46</b>	<b>\$ 442,127.33</b>	<b>\$ 467,694.70</b>

2030	2031	2032	2033	2034	2035	TOTAL % CHANGE	TOTAL NEW \$\$ / Unit	TOTAL NEW \$\$ / All Units
\$ 148.93	\$ 156.37	\$ 164.19	\$ 172.40	\$ 181.02	\$ 190.07	98%	\$ 631.54	\$ 31,577.11
\$ 372.32	\$ 390.93	\$ 410.48	\$ 431.01	\$ 452.56	\$ 475.18	98%	\$ 1,578.86	\$ 41,050.24
\$ 297.86	\$ 312.75	\$ 328.39	\$ 344.80	\$ 362.04	\$ 380.15	98%	\$ 1,263.08	\$ 26,524.77
\$ 119.45	\$ 125.42	\$ 131.70	\$ 138.28	\$ 145.19	\$ 152.45	98%	\$ 506.55	\$ 2,532.75
\$ 744.64	\$ 781.87	\$ 820.96	\$ 862.01	\$ 905.11	\$ 950.37	98%	\$ 3,157.71	\$ 9,473.13
\$ 186.16	\$ 195.47	\$ 205.24	\$ 215.50	\$ 226.28	\$ 237.59	98%	\$ 789.43	\$ 2,368.28
\$ 74.46	\$ 78.19	\$ 82.10	\$ 86.20	\$ 90.51	\$ 95.04	98%	\$ 315.77	\$ 315.77
\$ 26,845.73	\$ 28,188.02	\$ 29,597.42	\$ 31,077.29	\$ 32,631.16	\$ 34,262.72			\$ 113,842.04
<b>\$ 494,540.43</b>	<b>\$ 522,728.45</b>	<b>\$ 552,325.87</b>	<b>\$ 583,403.17</b>	<b>\$ 616,034.33</b>	<b>\$ 650,297.04</b>			<b>TOTAL NEW REVENUE</b>