



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, April 18, 2024  
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: Public Works Committee, March 21, 2024 & April 4, 2024
- [4.](#) Brewmaster's House Renovation Contract Change Order #2 (Stan Osborn)
5. Additional Items
6. 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/82927491417?pwd=U1dteVZLU3RrZnpzeGN5dDMyZ2NHQT09>

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 829 2749 1417 and Passcode 813524.

**Public Comment**

The public may submit comments by sending an email to [council@ci.tumwater.wa.us](mailto: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**

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**

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 Clerk by calling (360) 252-5488 or email [CityClerk@ci.tumwater.wa.us](mailto:CityClerk@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. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email [ADACoordinator@ci.tumwater.wa.us](mailto:ADACoordinator@ci.tumwater.wa.us).

**TUMWATER PUBLIC WORKS COMMITTEE  
MINUTES OF VIRTUAL MEETING  
March 21, 2024 Page 1**

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

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

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Finance Director Troy Niemeyer, Transportation and Engineering Director Brandon Hicks, Assistant Transportation and Engineering Director Mary Heather Ames, Engineering Services Manager Bill Lindauer, Communications Manager Ann Cook, Construction Engineer Colby Fletcher, and Administrative Assistant Cathy Nielsen.

**APPROVAL OF  
MINUTES: PUBLIC  
WORKS  
COMMITTEE,  
FEBRUARY 22, 2024:**

**MOTION:** Councilmember Jefferson moved, seconded by Councilmember Althausen, to approve the minutes of February 22, 2024, as published. A voice vote approved the motion unanimously.

**INTERSTATE 5 /  
TROSPEL ROAD /  
CAPITOL  
BOULEVARD  
RECONFIGURATION  
PROJECT UPDATE:**

Manager Lindauer updated members on the status of the Interstate 5/Trosper Road/Capitol Boulevard Reconfiguration Project.

Manager Lindauer shared an exhibit reflecting the project limits. All infrastructure (water, sewer, storm, underground utilities and overhead utilities) located within the project area will be restored and all overhead utilities will be undergrounded within the project limits. The reconstruction of Lee Street includes a pavement overlay and minor storm drainage improvements. The project includes a new road from Lee Street to Trosper Road serving as 6<sup>th</sup> Avenue. A new roundabout is included on 6<sup>th</sup> Avenue serving northbound on and off freeway ramps to include realignment of existing ramps. On Trosper Road, a new roundabout will be constructed as well as a roundabout at the Capitol Boulevard and Trosper Road intersection with full improvements along Trosper Road within the project area. The road off Trosper Road connecting to Linda Street is a new addition with other improvements on Linda Street.

Since January 2023, the project has been in construction. All undergrounding components of the project are completed. Approximately 1,560 feet of new sanitary sewer was installed along Capitol Boulevard. Approximately 3,250 feet of water lines were replaced along with replacement of the storm drainage system to incorporate water quality and quantity control for portions of the project of approximately 4,020 feet. The joint utility trench for conversion of overhead utility lines to underground (Puget Sound Energy, Comcast, and

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**MINUTES OF VIRTUAL MEETING**  
**March 21, 2024 Page 2**

other providers) spanned approximately 1,550 feet. Except for final connections, most utility work has been completed.

The Sixth Avenue connector was completed. The connector road connects Lee Street to Trosper Road. The 6<sup>th</sup> Avenue and northbound I-5 ramp roundabout is substantially completed and fully functional. The Trosper Road and the 6<sup>th</sup> Avenue roundabout was completed along with a small component of the northbound on ramp on the north side of Capitol Boulevard. State northbound on and off ramps are fully functional. Much work was completed on Linda Street and the Trosper Road extension with the exception of final paving to complete those portions of the project. The Lee Street reconstruction component was completed as well the stormwater pond. In the last 15 months, the contractor has been busy and completed many of the project elements required to move the project forward.

Manager Lindauer shared photographs of the project components. One photo was the new roundabout at Trosper Road and 6<sup>th</sup> Avenue. The roundabout was difficult to construct because of changes in grade. The roundabout central island has been completed along with the sidewalks. Beacons were installed for pedestrians. The roundabout at 6<sup>th</sup> Avenue and the I-5 northbound ramps also encountered changes in grade between the new roundabout and existing ramps. The change in grade required construction staging with the contractor applying different solutions to solve the problem. Subsequently, the roundabout was constructed in two segments to resolve the grade issue.

Councilmember Althausen noted that the grade of the roundabout for the I-5 northbound ramps appear to enable driving onto the roundabout. He asked whether that feature was selected to enable access by emergency vehicles as other roundabouts lack the same feature. Manager Lindauer explained that the roundabout includes a larger truck apron. Typically, cars do not drive on the asphalt truck apron because it is designed to accommodate trucks exiting or entering the freeway.

Manager Lindauer reported the northbound on and off ramps were closed for 10 days to accommodate removal of the existing ramps in order to grade and build the new ramps. It speaks to the example of the benefits of a road closure to achieve cost and time savings. The inconvenience to the public was reduced to a specific timeframe.

Manager Lindauer shared a photo of the new stormwater pond for City right-of-way. The pond is secured along the perimeter by a black chain link fence with an access road to the pond for maintenance.

The Capitol Boulevard/Trosper Road roundabout is the next project to complete. The contractor is forecasting a May/June completion date. Work on the project has been initiated with the most complicated component, construction of the central island, requiring some existing lane shifts to keep

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traffic moving through the area during construction. Approximately 90% of the concrete work has been completed. Other pending components include clean-up work and final work on Linda Street frontage and the Trosper Road extension. Final asphalt paving operations along Trosper Road and Capitol Boulevard are scheduled during the night to reduce traffic impacts over the next several months. The final project work includes clean-up, illumination, and landscaping. Approximately 80% of the project has been completed.

When the project was initiated in January 2023, staff anticipated completing the project by mid-2024. Currently, the project is on schedule for completion with substantial completion estimated in July 2024. All physical completion of the project is projected by September 2024 followed by closeout of the project by the end of the year.

The project bid was \$12,150,150.00 with current cost estimates 6% over the bid. Projections occurred during the course of the project to account for unit bid pricing for overages and underages on each item. Staff evaluates costs monthly. The 6% overage is a combination of unforeseen conditions discovered during construction, required design changes, and other choices of adding or adjusting specific components of the project that benefitted the City. The projected construction is projected to be 13% to 18% over the bid at the time of project completion.

Councilmember Althaus asked whether the City includes a contingency in the project budget to account for any additional costs. Manager Lindauer said the average contingency is 10% or below. If the amount is over 10%, the Council is required to approve the overage.

Director Hicks acknowledged employees who played critical roles in the project by both Manager Lindauer's team and Manager Cook's team. The project entailed a joint effort because the City has never encountered so much public outreach and engagement for a project. Without the assistance of Manager Ann Cook and Specialist Marnie McGrath, it would not have been possible for the department's team to contact all local businesses and others located within the project area. David Mills serving as the primary inspector for the project has been with the City for many years and is an important link between the City and the contractor. Colby Fletcher, a new employee, transformed the department's capital construction program and contributed much experience from his prior employment with the Washington State Department of Transportation. He was promoted to Construction Engineer and will serve as the primary lead for all City infrastructure projects moving forward. Credits are deserving to both Manager Lindauer's team and Manager Cook's team.

Manager Lindauer said the project progressed smoothly because of the combined efforts of the teams to include the construction team.

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The committee acknowledged and thanked staff for their efforts on the project to reduce impacts to local businesses and people traveling through the City.

Councilmember Jefferson suggested considering official recognition of both demonstrated leadership and teamwork as the efforts serve as an example of excellence.

City Administrator Parks echoed similar recognition of the teams and said staff plans to consider a way to celebrate the teams' excellence.

**ADJOURNMENT:**      **With there being no further business, Chair Swarthout adjourned the meeting at 8:28 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, psmsoly@earthlink.net

**TUMWATER PUBLIC WORKS COMMITTEE  
MINUTES OF VIRTUAL MEETING  
April 4, 2024 Page 1**

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

**PRESENT:** Councilmembers Michael Althausen and Angela Jefferson.

Excused: Chair Eileen Swarthout.

Staff: City Administrator Lisa Parks, Assistant City Attorney Davis Abbott, Finance Director Troy Niemeyer, Transportation and Engineering Director Brandon Hicks, Water Resources and Sustainability Director Dan Smith, Assistant Transportation and Engineering Director Mary Heather Ames, Engineering Services Manager Bill Lindauer, Water Resources and Sustainability Program Manager Patrick Soderberg, Water Resources Specialist Grant Gilmore, and Administrative Assistant Bonnie Hale.

**APPROVAL OF  
MINUTES: PUBLIC  
WORKS  
COMMITTEE,  
MARCH 7, 2024:**

**MOTION:** Councilmember Jefferson moved, seconded by Councilmember Althausen, to approve the minutes of March 7, 2024, as published. A voice vote approved the motion.

**MEMORANDUM OF  
UNDERSTANDING  
BETWEEN THE CITY  
OF TUMWATER AND  
LOTT CLEAN  
WATER ALLIANCE  
REGARDING A  
PURCHASE AND  
SALE AGREEMENT  
FOR PROPERTIES IN  
THE DESCHUTES  
VALLEY  
AMENDMENT 1:**

Director Smith reported on the City's consideration to acquire some properties owned by LOTT Clean Water Alliance in the Deschutes Valley. The timeline for acquisition is short and staff is working with SCJ Alliance to complete a feasibility review of the properties. The initial memorandum of understanding with LOTT Clean Water Alliance anticipated a decision by March 31, 2024. SCJ Alliance completed the final draft of the report. Following review of the report by staff, the report will be presented to the Council for consideration for potential acquisition of the properties. The proposed amendment extends the timeline by two months ending May 31, 2024. Subsequently, the purchase and sale agreement decision has also been deferred from June 30, 2024 to December 31, 2024 affording some flexibility for negotiations with LOTT Clean Water Alliance and potential discussions with other parties for easement negotiations.

Director Smith requested the committee's consideration to recommend placement of the Memorandum of Understanding Between the City and LOTT regarding a purchase and sale agreement for properties in the Deschutes Valley Amendment No. 1 on the April 16, 2024, City Council consent calendar with a recommendation to approve and authorize the Mayor to sign the amendment.

**MOTION:** Councilmember Jefferson moved, seconded by Councilmember Althausen, to recommend placement of the Memorandum of

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**Understanding Between the City and LOTT regarding a purchase and sale agreement for properties in the Deschutes Valley Amendment No. 1 on the April 16, 2024, City Council consent calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion.**

**2024 REGIONAL  
ENVIRONMENTAL  
EDUCATION  
PARTNERSHIP AND  
WATER RESOURCES  
& SUSTAINABILITY  
OUTREACH  
UPDATE:**

Specialist Gilmore updated members on the status of efforts in support of the 2024 Regional Environmental Education Partnership (REEP) and Water Resources & Sustainability (WRS) Outreach.

Specialist Gilmore shared a series of photographs of community members participating in activities in support of the program. REEP was formed to provide a mechanism for the partners (Olympia, Lacey, Tumwater, and Thurston County) to collaborate in the development, implementation, and funding of stormwater education and outreach, messages, materials, activities, programs, and assessment tools for the public, businesses, and other target audiences as required by the National Pollution Discharge Elimination System (NPDES) permit for education and outreach.

The partnership is based on population with the City of Tumwater representing 12% of the total partnership. The maximum annual cost is \$10,800 for the City of Tumwater.

Education and outreach are comprised of public education (classes, workshops, and community engagement), youth education (school presentations, field science trips, field education trips), pet waste reduction, business outreach (pollution prevention), and other outreach and events including hands-on science event participation by partners to interface with community members. A larger component of the REEP is the delivery of messaging through Stream Team and hands-on science events delivered by the Stream Team. The Stream Team has been in existence for approximately 35 years and has much community awareness.

In 2023, REEP sponsored 41 events with 1,644 participants for workshop trainings and lectures. Nature Sleuths was a program that was able to continue during the pandemic. Facebook followers increased significantly with page views increasing. REEP received 278 different posts and is available through Instagram with 199 average posts with over 1,000 page views. REEP video views totaled 149,000 with 229 subscribers on YouTube. Website and monthly emails are produced with information on stormwater pollution, engagement opportunities, and activities and events community member can support to improve water quality. The Stream Team produces a newsletter and a website PDF version. Following the winding down of the pandemic, the Stream Team newsletter was redesigned to resemble a scientific journal while still focused on reaching all demographics. Feedback on the last five versions of the newsletter has been very positive. The City of Tumwater's distribution of the newsletter is



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higher because the City established a close relationship with the Tumwater School District offering multiple programs REEP can engage with through the school district's Career and Technical Education Department and teachers.

Councilmember Jefferson asked about the extent of engagement with local colleges. Specialist Gilmore said he teaches at the University of Washington on Wetland Science and Management. Partners are initiating programs between high students and college students with several sites of focus. With the upcoming move of the Water Resources and Sustainability Department to South Puget Sound Community College campus, representation is possible on different pathways for middle school students, high school students, and community college students working toward a four-year degree. Those relationships should begin developing in future years. The goal is to showcase careers in the engineering sciences for middle school and connect high school students to college students with professionals within those industries.

The REEP offers an array of stewardship opportunities with a hands-on science focus for improving water quality and stream health. The opportunities highlight the importance of actions and how they impact waterways and the importance of practicing best practices.

Councilmember Althaus asked whether some of the REEP programs include recognition of the City's recent efforts to replace failing culverts to improve fish and stream health. Specialist Gilmore responded that the City of Tumwater has a direct connection to Capitol Lake Budd Inlet via Percival Creek, Fish Pond Creek, tributaries, and the Deschutes River. Currently, a TMDL (Total Daily Maximum Load) is imposed on Percival Creek that is associated with the Budd Inlet TMDL. The span of Percival Creek is shorter and provides an opportunity to view how urban development influences and affects the system. As the City owns several properties along the creek to include Sapp Road Park, it provides an opportunity to sponsor activities. A fish passage replacement project is planned at Sapp Road Park that will provide an opportunity for restoration efforts. The fish passage project is scheduled next year and will integrate opportunities for a series of educational activities for middle, high school, and graduate students. Today, six University of Washington students are conducting research at the site on how wetland restoration, fish habitat, stream organisms, and beaver habitat feed into the health of water systems.

Councilmember Jefferson commented that many in the community are unaware of the programs and opportunities. She asked about marketing efforts to reach community members. Specialist Gilmore responded that one reason for moving to technology is the ability to broadcast and reach a broader audience. Last year, he presented a four-part workshop on beaver management in the urban landscape. The presentation generated much

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attention resulting in many community members reading Stream Team newsletters. However, though not sufficient entirely to reach the community, the partners plan to increase outreach through an increase in the number of YouTube videos and Instagram posts. As the partners develop and generate more educational materials, they will explore different mechanisms to deliver more content to the community.

Councilmember Jefferson recommended the partners should take advantage of the venues offered by Experience Olympia and Beyond. During those venues, activities and events could be advertised to the community. Specialist Gilmore confirmed his intent to follow-up with the organization to seek more opportunities for outreaching to local communities.

Specialist Gilmore reviewed some results for hands-on science participation. Of the 23 events hosted last year, 871 individuals participated. An annual report was developed to quantify outcomes. Education and event participants totaled over 3,000 last year. Other activities included distribution of pet waste bags to pet owners, pet waste stations for homeowner associations and neighborhoods, working with Puget Sound Starts Here, a western regional partnership to leverage materials and volunteers, distribution of car wash tickets for car washing rather than in driveways, and educational materials for landscape companies and construction companies focused on stormwater best management practices. Giveaway items for children and students included stickers and pencils.

Councilmember Althausen shared that during his youth he participated in Stream Team as an elementary and middle school student. He has never forgotten the name of Stream Team, as it was one of the most informative environmental awareness events of his childhood when he participated in water quality testing and hatching salmon eggs in the classroom and releasing them in the stream. The opportunity was incredible and a remarkable educational opportunity.

Specialist Gilmore shared information on other organizations supporting efforts. South Sound Green is one example of efforts that have been recalibrated as the organization lacked a strong influence with the City in prior years. Today, the organization is well aligned with City efforts with the school district. Similarly, Pacific Shellfish Institute experienced problems connecting to the school district, which is no longer an issue. Today more opportunities outweigh capacity for delivering. A new relationship was initiated with Puget Sound Estuarium based in Olympia. The organization hosts a Marine program and collaborated with Stream Team's Marine Creature to increase capacity. His affiliation with the University of Washington as a professor provides many research students with the opportunity to conduct research across natural resource areas in Tumwater. This summer, more opportunities will be available to learn about the research.

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The REEP is ramping up partnerships and building capacity. A large component of those efforts include building a network of industry professionals in the natural resource sciences and engineering fields to participate in collaborative efforts with school districts to build career pathway programs for students. Tumwater School District's collaborative efforts are building career pathway programs for students. More interdepartmental collaboration within the City will help students learn about City and government jobs. Last year, a Forest and Stream Ecology Program was developed offering a 180-hour accredited program over a five-week period. Students were immersed in the world of natural sciences and engineering fields and were paired with an industry expert. Also developed, was the One Water Summer Program for middle school students, a one-week summer camp to conduct water quality sampling and to learn about the watershed. First Green hosted by the Parks and Recreation Department teamed up with REEP to deliver the water resources component to share information on how reclaimed water is used at the golf course and how contaminants would potentially affect the Deschutes River and other water bodies in the area.

Online access is increasing with an update on Nature Sleuths and other programs by incorporating a stormwater pollution message to the content of Nature Sleuths. Other programs located on the Stream Team website are robust and well developed.

Specialist Gilmore advised of his current efforts on Salmon Steward training to refine the program to afford participants with a certificate and to increase access across the county.

Careers and technical training continue to be of focus. REEP is the school district premier partner for natural resource areas. For the Forest and Ecology Program delivered in 2023, the program was recognized as one of the nation's top CTE program. The program was offered by the Tumwater School District. Many of the state's natural resource companies and agencies supported the students and provided facilities to enable students to learn about different trades and how the jobs significantly impact communities both in natural resources and economically. Many of the positions require no college degree with many of the volunteer experts beginning their career as interns in some of the companies.

Specialist Gilmore referred to a video presentation of the interaction between students and industry experts during the program last summer. The First Green video is available on YouTube and features a showcase on math and groundwater movement and watershed dynamics through a groundwater model used by the City.

Building on the momentum in 2024 is a goal as the groundwork was

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developed in 2023. The partners are assessing performance in 2023 through some exercises to identify what was or what was not effective. The partnership developed a 2024 workplan. A new addition to the career and technical education component is a Water Resource Management Program similar to the Forest and Stream Ecology Program. Specialist Gilmore reported he is collaborating with LOTT Clean Water Alliance staff to seek potential partnering opportunities with the Tumwater School District, Washington Office of Superintendent of Public Education (OSPI), and Pacific Education Institute (PEI) to develop a 180-hour accredited program to enable students to learn about water resource management, which has increased in focus because of climate change. Across the globe, reclassification of jobs in resource management is occurring in response to climate change. By developing the program, it places the region at the cutting edge of infusing more opportunities within the educational system. The program is currently under review by the OSPI for the accreditation program. Regardless, the Tumwater School District has committed to launching the program in summer 2024. The Forest and Stream Ecology Program has been funded in 2024. The partners plan to increase groundwater model demonstrations, refine online training opportunities, increase stewardship and volunteer restoration opportunities, and offer Salmon Steward online training with teachers seeking to integrate the training into educational curriculum to encourage students to serve as natural resource docents.

The committee thanked Specialist Gilmore for sharing information on the progress of the partnership. Councilmember Jefferson spoke to the City's leadership within the partnership. She acknowledged the efforts by staff.

**ADJOURNMENT:**      **With there being no further business, Chair Swarthout adjourned the meeting at 8:50 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

TO: Public Works Committee  
FROM: Stan Osborn, Parks and Facilities Manager  
DATE: April 18, 2024  
SUBJECT: Brewmaster's House Renovation Contract Change Order #2

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1) Recommended Action:

Place the Brewmaster's House Renovation Contract Change Order #2 on the May 7, 2024, City Council consent calendar with a recommendation to approve and authorize the Parks and Recreation Director to sign.

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2) Background:

After the arson fire at the Brewmaster's House in January of 2023, the City began working with our insurance group, the Washington Cities Insurance Authority (WCIA), and our chosen contractor, Heritage Restoration.

A portion of the work to be completed includes the replacement of all wallpaper throughout the house. Working with the Historic Preservation Commission, period correct wallpaper styles/patterns were chosen. In the final contract approved by staff, the ceiling wallpaper and installation were not included.

Heritage Restoration has provided a change order request to complete the installation of ceiling wallpaper. WCIA has approved the change order and will include it in their reimbursement for building restoration.

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3) Policy Support:

Council strategic priorities and goals - Rejuvenate the Brewery Neighborhood

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4) Alternatives:

- ☐ Recommend approval of change order
  - ☐ Do not approve change order
- 

5) Fiscal Notes:

The amount of \$36,015.76 has been approved by the insurance adjuster.

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6) Attachments:

- A. Change Order #2
- B. Estimate
- C. Adjusters' Approval Email



A

|  |   |
|--|---|
| DATE: 3-4-2024                                     | CHANGE ORDER NO: <u>2</u>                     |
| PROJECT: Brewmaster's House Renovation             |   |
| PROJECT #: 2023020                                 | ORIGINAL CONTRACT AMOUNT: <u>\$268,606.62</u> |
| CONTRACTOR: Heritage Restoration                   |   |
| UNDER PAY ESTIMATE NO: <u>                    </u> |   |

This change order agreement shall be full compensation for implementing the proposed change in the Work, including any adjustment in the Contract Sum or Contract Time, and including compensation for all delays in connection with such change in the Work and for any expense or inconvenience, disruption of schedule, or loss of efficiency or productivity occasioned by the change in the Work.

| ITEM                                      | DESCRIPTION               | Unit | Unit Price  | Quantity     | Increase    | Decrease      |
|---|---------------------------|------|-------------|--------------|-------------|---------------|
|   | Wall paper                |      | \$8,139.96  | 6,194.79 sq' |             |               |
|   | Labor                     |      | \$21,681.00 |              |             |               |
|   | Liner for ceilings        |      | \$919.80    | 700 sq'      |             |               |
|   | Rentals                   |      | \$459.76    |              |             |               |
|   | Drywall prep for ceilings |      | \$4,815.24  |              |             |               |
|   |                           |      |             |              |             |               |
|   |                           |      |             |              |             |               |
|   |                           |      |             |              |             |               |
|   |                           |      |             |              |             |               |
|   |                           |      |             |              |             |               |
| SUB TOTAL                                 |                           |      |             |              | \$36,015.76 | \$ -          |
| NET INCREASE/DECREASE                     |                           |      |             |              | \$36,015.76 |               |
| PREVIOUS CHANGE ORDER TOTALS              |                           |      |             |              | \$13,913.51 |               |
| TOTAL CHANGE ORDERS                       |                           |      |             |              |             | \$49,929.27 - |
| TOTAL NET                                 |                           |      |             |              | \$ -        |               |
| TOTAL CHANGE ORDER % OF ORIGINAL CONTRACT |                           |      |             |              | 18.5%       |               |

**SUMMARY OF PROPOSED CHANGE:**

Following describes the proposed change in the Work:

A. Ceiling work was omitted from original estimate.

B. The amount of working/calendar days that will be added to the total authorized contract days as a result of this 10 days max

**APPROVED BY:**

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

Parks & Recreation Director \_\_\_\_\_ DATE: \_\_\_\_\_



Heritage Restoration  
1581 N National Ave  
Chehalis, WA 98532  
(360) 345-1015  
firewaterstorm.com

Client: City of Tumwater - Brewmasters House  
Property: 602 Deschutes Way SW  
Tumwater, WA 98501

Operator: ESTIMATO

Estimator: Alan Baum

E-mail: alan@firewaterstorm.com

Type of Estimate: Fire

Date Entered: 3/2/2023

Date Assigned:

Price List: HRI\_PREVFEB23

Labor Efficiency: Restoration/Service/Remodel

Estimate: BREWMASTERS-WPSUPP

Thank you for choosing Heritage Restoration Inc to perform your **Emergency Mitigation and/or Reconstruction needs**. Listed below you will find a detailed breakdown of the services provided at the above mentioned property. This includes the work necessary to preserve and protect the property from further damage.

**PLEASE NOTE:** Due to the uniqueness of this restoration project, the costs of many of the materials may need to be supplemented based on availability/matching. Most line items have been marked as "Premium" although "premium" material costs are usually found to be much lower than actual costs on many high-end projects, let alone historical projects such as this.

Vendor invoices/receipts will be submitted as supplements where necessary.

**Prevailing Wage:** The pricing in this estimate includes prevailing wage. On September 1st, 2023 the prevailing wage rates are due to increase, and so any work performed on or after 09/01/2023 will be adjusted to reflect the changes in the prevailing wage for this jobsite.

**DISCLAIMER:**

**On electrical:** The proposed scope of electrical work and panel upgrade may change, depending on the inspection by L&I.

**On wallpaper:** Costs of the wallpaper may change depending on the selections to maintain a "historical appearance."



Heritage Restoration  
1581 N National Ave  
Chehalis, WA 98532  
(360) 345-1015  
firewaterstorm.com

## BREWMASTERS-WPSUPP

### SKETCH1

#### Main Level

#### Main Level

| CAT    | SEL    | ACT DESCRIPTION                              |        |             |          |          |           |
|--------|--------|--|--------|-------------|----------|----------|-----------|
|        | CALC   | QTY  | REMOVE | REPLACE     | TAX      | O&P      | TOTAL     |
| 1. WPR | BIDITM | + Wallpaper (Bid Item) - Materials           |        |             |          |          |           |
|        | 1      | 1.00 EA [*]                                  | 0.00+  | 6,194.79 =  | 706.21   | 1,238.96 | 8,139.96  |
| 2. WPR | BIDITM | + Wallpaper (Bid Item) - Labor               |        |             |          |          |           |
|        | 1      | 1.00 EA [*]                                  | 0.00+  | 16,500.00 = | 1,881.00 | 3,300.00 | 21,681.00 |
| 3. WPR | BIDITM | + Wallpaper (Bid Item) - Liners              |        |             |          |          |           |
|        | 1      | 1.00 EA [*]                                  | 0.00+  | 700.00 =    | 79.80    | 140.00   | 919.80    |
| 4. SCF | LJ     | + Two ladders with jacks and plank (per day) |        |             |          |          |           |
|        | 3      | 3.00 DA                                      | 0.00+  | 116.63 =    | 39.89    | 69.98    | 459.76    |

Labor for additional prep to ceilings

|        |     |   |       |          |        |        |          |
|--------|-----|---|-------|----------|--------|--------|----------|
| 5. DRY | LAB | + Drywall Installer / Finisher - per hour |       |          |        |        |          |
|        | 8*3 | 24.00 HR                                  | 0.00+ | 152.69 = | 417.76 | 732.92 | 4,815.24 |

This is in addition to the Change Order/Supplement issued on December 12th 2024, this additional cost is for the prep and wallpaper of the ceilings in this historic building.

These bids are not included in December's numbers.

|                          |  |                 |                 |                  |
|--------------------------|--|-----------------|-----------------|------------------|
| <b>Total: Main Level</b> |  | <b>3,124.66</b> | <b>5,481.86</b> | <b>36,015.76</b> |
|--------------------------|--|-----------------|-----------------|------------------|

#### Basement



#### Data Room

Height: 7' 6"

|                           |                          |
|---------------------------|--------------------------|
| 446.25 SF Walls           | 177.38 SF Ceiling        |
| 623.63 SF Walls & Ceiling | 177.38 SF Floor          |
| 19.71 SY Flooring         | 59.50 LF Floor Perimeter |
| 59.50 LF Ceil. Perimeter  |                          |

| CAT   | SEL  | ACT DESCRIPTION |        |         |                 |                 |                  |
|---|------|-----------------|--------|---------|-----------------|-----------------|------------------|
|   | CALC | QTY             | REMOVE | REPLACE | TAX             | O&P             | TOTAL            |
| Structural repairs to this room have been included in "Back Storage" on the Main level. |      |                 |        |         |                 |                 |                  |
| <b>Totals: Data Room</b>  |      |                 |        |         | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>      |
| <b>Total: SKETCH1</b>   |      |                 |        |         | <b>3,124.66</b> | <b>5,481.86</b> | <b>36,015.76</b> |





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|                                      |          |          |           |
|--------------------------------------|----------|----------|-----------|
| Line Item Totals: BREWMASTERS-WPSUPP | 3,124.66 | 5,481.86 | 36,015.76 |
|--------------------------------------|----------|----------|-----------|

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**Grand Total Areas:**

|          |                    |          |                             |           |                        |
|----------|--------------------|----------|-----------------------------|-----------|------------------------|
| 7,080.23 | SF Walls           | 3,208.86 | SF Ceiling                  | 10,289.08 | SF Walls and Ceiling   |
| 3,210.91 | SF Floor           | 356.77   | SY Flooring                 | 904.08    | LF Floor Perimeter     |
| 0.00     | SF Long Wall       | 0.00     | SF Short Wall               | 920.32    | LF Ceil. Perimeter     |
| 3,210.91 | Floor Area         | 3,426.23 | Total Area                  | 6,588.32  | Interior Wall Area     |
| 3,971.01 | Exterior Wall Area | 494.73   | Exterior Perimeter of Walls |           |                        |
| 164.97   | Surface Area       | 1.65     | Number of Squares           | 60.02     | Total Perimeter Length |
| 0.00     | Total Ridge Length | 0.00     | Total Hip Length            |           |                        |



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Summary

|                        |             |
|------------------------|-------------|
| Line Item Total        | 27,409.24   |
| Overhead               | 2,740.93    |
| Profit                 | 2,740.93    |
| Sales Tax              | 3,124.66    |
| Replacement Cost Value | \$36,015.76 |
| Net Claim              | \$36,015.76 |

Alan Baum



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Recap of Taxes, Overhead and Profit

|            | Overhead (10%) | Profit (10%) | Sales Tax (9.5%) |
|------------|----------------|--------------|------------------|
| Line Items | 2,740.93       | 2,740.93     | 3,124.66         |
| Total      | 2,740.93       | 2,740.93     | 3,124.66         |



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Recap by Room

Estimate: BREWMASTERS-WPSUPP

Area: SKETCH1

|                           |           |         |
|---------------------------|-----------|---------|
| Area: Main Level          | 27,409.24 | 100.00% |
| Area Subtotal: Main Level | 27,409.24 | 100.00% |
| Area Subtotal: SKETCH1    | 27,409.24 | 100.00% |
| Subtotal of Areas         | 27,409.24 | 100.00% |
| Total                     | 27,409.24 | 100.00% |



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Recap by Category

| O&P Items          | Total     | %       |
|--------------------|-----------|---------|
| DRYWALL            | 3,664.56  | 10.17%  |
| SCAFFOLDING        | 349.89    | 0.97%   |
| WALLPAPER          | 23,394.79 | 64.96%  |
| O&P Items Subtotal | 27,409.24 | 76.10%  |
| Overhead           | 2,740.93  | 7.61%   |
| Profit             | 2,740.93  | 7.61%   |
| Sales Tax          | 3,124.66  | 8.68%   |
| Total              | 36,015.76 | 100.00% |

**From:** Michael Galioto <[mgalioto@mkainc.com](mailto:mgalioto@mkainc.com)>  
**Sent:** Thursday, March 14, 2024 3:58 PM  
**To:** Dennis Bergquist <[Dennis.Bergquist@mclarens.com](mailto:Dennis.Bergquist@mclarens.com)>; Stan Osborn <[SOsborn@ci.tumwater.wa.us](mailto:SOsborn@ci.tumwater.wa.us)>  
**Cc:** Alan Baum <[alan@firewaterstorm.com](mailto:alan@firewaterstorm.com)>; [kevin@firewaterstorm.com](mailto:kevin@firewaterstorm.com); Chuck Denney <[CDenney@ci.tumwater.wa.us](mailto:CDenney@ci.tumwater.wa.us)>; Valerie Sprayberry <[vsprayberry@mkainc.com](mailto:vsprayberry@mkainc.com)>; Aaron D. Gribble <[agribble@mkainc.com](mailto:agribble@mkainc.com)>  
**Subject:** RE: Change order for work to ceilings- Brewmasters House

Dennis,

We have reviewed the submitted supplement form Heritage Restoration totaling \$36,015.76 and have the following comments.

- This is a historical building and normal Xactimate pricing would not account for this application.
- Even so, we have cross referenced the submitted costs against other wallpaper costs and it appears reasonable based on the age of the building and historical aspect.

The supplemental wallpaper work and cost appear reasonable.

Let us know if you have questions or concerns.

Thank you,  
 Mike G.

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