



**CITY OF
TUMWATER
CITY COUNCIL
MEETING AGENDA**

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

**Tuesday, December 02, 2025
7:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Flag Salute**
- 4. Special Items:**
 - a. Union Pioneer Calvary Cemetery Headstone Restoration Presentation by Franida Maudsley, Sacajawea Chapter Daughters of the American Revolution
 - b. Community Center Public Outreach Process (Parks & Recreation Department)
- 5. Public Comment:** (for discussion of items not having a public hearing on tonight's agenda)
- 6. Consent Calendar:**
 - [a.](#) Approval of Minutes: City Council, November 18, 2025
 - [b.](#) Payment of Vouchers (Finance Department)
 - [c.](#) Service Provider Agreement with Fehr & Peers for Vehicle Miles Traveled Gap Analysis (Public Works Committee)
 - [d.](#) Service Provider Agreement with Carollo Engineers for the 2025 Sanitary Sewer Comprehensive Plan Update (Public Works Committee)
 - [e.](#) Technical Services Agreement with King County for Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin (Public Works Committee)
- 7. Public Hearings:**
 - [a.](#) Resolution No. R2025-020, Craft District Development Agreement Amendment No. 4 (Public Works Committee)
- 8. Council Considerations:**
 - [a.](#) Ordinance O2025-015, Eminent Domain for X Street (Public Works Committee)
 - [b.](#) Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments (General Government Committee)
 - [c.](#) Quarterly Budget Update (Finance Department)
 - [d.](#) Council Position No. 1 Selection Process (City Attorney's Office)

9. Committee Reports

- a. Public Health and Safety Committee (Peter Agabi)
- b. General Government Committee (Michael Althausen)
- c. Public Works Committee (Eileen Swarthout)
- d. Budget and Finance Committee (Debbie Sullivan)

10. Mayor/City Administrator's Report

11. Councilmember Reports

12. Any Other Business

13. Adjourn

Hybrid Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

Go to <http://www.zoom.us/join> and enter the Webinar ID 856 4735 8252 and Passcode 033294.

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 856 4735 8252 and Passcode 033294.

Public and Written Comment

Attend in person to give public comment or register by 6:45 p.m. the day of the meeting to provide public comment using the web-based meeting platform:

https://us02web.zoom.us/webinar/register/WN_GVoA2yMMR5-KCX2rlAW_FQ

After registering, you will receive a confirmation email with a login to join the online meeting.

As an alternative, prior to the meeting, the public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. on the day of the meeting. Comments are submitted directly to the Mayor and City Councilmembers and will not be read individually into the record of the meeting.

Post Meeting

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

Accommodations

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

MEETING MINUTES

TUMWATER CITY COUNCIL
November 18, 2025



CONVENE: 7:00 p.m.

PRESENT: Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althaus, Joan Cathey, Angela Jefferson, Eileen Swarthout and Kelly Von Holtz.

Excused: Councilmember Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Assistant Fire Chief Shawn Crimmins, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Parks and Recreation Director Chuck Denney, Police Chief Jay Mason, Deputy Police Chief Carlos Quiles, Sergeant Brandt Baker, Water Resources and Sustainability Director Dan Smith, Communications Director Jason Wettstein, GIS Manager Jennifer Radcliff, GIS Intern Nemo Paulson, and City Clerk Melody Valiant.

Others: Lead Advocate with CFM Advocates Katie Whittier and Principal Brian Enslow with Arbutus Consulting.

SPECIAL ITEMS:

INTRODUCTION OF SERGEANT BRANT BAKER:

Chief Mason said that this was the first sergeant promotion in a long time and that they wanted to start getting back to introducing new sergeants like they had before COVID. He introduced and talked about Sergeant Baker's background with the City from when he started in 2016. He has had several positions in the department and five commendations and is a highly regarded officer. Sergeant Baker thanked everyone for the promotion and introduced his family who were in attendance.

**PROCLAMATION:
GIS DAY,
NOVEMBER 19, 2025**

Councilmember Swarthout read a proclamation declaring November 19, 2025, as GIS day. GIS day recognizes that an understanding, use, and application of geospatial technology is crucial to operating the City's infrastructure, sustaining our natural resources, and stimulating economic growth, thus, benefitting the welfare of the general public throughout the South Puget Sound region.

Mayor Sullivan presented the proclamation to Intern Paulson. Intern Paulson encouraged everyone to attend the several GIS events they are planned for November 19, 2025, celebrating GIS day.

**BODY WORN
CAMERA
IMPLEMENTATION
BRIEFING:**

Chief Mason introduced Deputy Chief Quiles who provided a briefing updating the Council on the implementation of Body Worn Cameras for the City. He shared the steps that have already been taken towards implementation including selecting the vendor Axon Video Solutions which is also used by the Cities of Lacey and Olympia which makes sharing data between each other much easier.

Deputy Chief Quiles highlighted what will be included in the implementation with a target implementation date of no later than May 2026. Councilmembers asked clarifying questions about how the data will be stored and used and how the process will work once implemented.

PUBLIC COMMENT:

Public comment was given by residents Hunt and Nicandri.

**CONSENT
CALENDAR:**

- a. Approval of Minutes: City Council, June 4, 2025
- b. Payment of Vouchers
- c. Ordinance No. O2025-016, Ad Valorem for Regular Property Taxes for the Fiscal Year 2026
- d. Supplemental Agreement No. 1 with SCJ Alliance for the I-5 & SR 121-93rd Ave SE Interchange Improvements Study
- e. Service Provider Agreement with Sargent Engineers for On-Call Engineering Services Amendment No. 1
- f. Service Provider Agreement with Stantec for the Pioneer Park Restoration Project Amendment 4
- g. Land License with EarthScope Consortium, Inc for GPS Station at Tumwater Hill Park

MOTION: Councilmember Swarthout, moved, seconded by Councilmember Agabi, to approve the Consent Calendar as published. A voice vote approved the motion unanimously.

**2026 LEGISLATIVE
AGENDA:**

Administrator Parks introduced the City's lobbyists Katie Whittier with CFM Advocates and Brian Enslow with Arbutus Consulting. Advocate Whittier mentioned that they had presented the 2026 Legislative agenda at a previous work session in detail and this would be a high-level overview. She went over the City's top priorities and funding requests in this legislative session which include:

- Habitat Conservation Plan (HCP) funding;
- Planned Action Environmental Impact Statement (EIS) for the Brewery District Future Redevelopment; and
- E Street Design.

Principal Enslow shared the Association of Washington priorities which the City also supports. He talked about what could be expected in the next legislative session. Assistant Administrator Adams presented the 2026 Legislative Agenda for approval. Councilmember Althaus said that since he is a legislative employee he will be abstaining from the vote.

MOTION: Councilmember Swarthout, moved, seconded by Councilmember Jefferson, to approve the City's 2026 Legislative agenda. A voice vote approved the motion. Councilmember Althaus abstained from voting for the 2026 Legislative Agenda.

**ALTERNATIVE
RESPONSE TEAM
GRANT AGREEMENT
WITH THE
ASSOCIATION OF
WASHINGTON
CITIES:**

Assistant Chief Crimmins presented the alternate response team grant agreement with the Association of Washington Cities (AWC) which helps fund the community assistance referral and education services (CARES) program and is tied to the other agreement for FD Cares on the council agenda.

The grant will allow the current CARES position to be 40 hours a week rather than the current half-time position. The agreement is good through June 30, 2026, with the opportunity to extend it two more times through June 30, 2028.

MOTION: Councilmember Von Holtz, moved, seconded by Councilmember Swarthout, to approve the Alternative response team grant agreement with the Association of

Washington Cities. A voice vote approved the motion unanimously.

**FD CARES
INTERLOCAL
AGREEMENT WITH
THE CITY OF OLYMPIA
AMENDMENT NO. 1:**

Assistant Chief Crimmins presented the FD CARES interlocal agreement with the City of Olympia amendment number one which will help fund our current CARES position to be full-time.

Assistant Chief Crimmins shared data about the work that position has been doing so far in 2025 including reducing the amount of 911 calls, educating adult care facilities and working in collaboration with the new Tumwater Mobile Outreach team that started in October. He also highlighted the types of support the position is assisting the community with.

MOTION:

Councilmember Jefferson, moved, seconded by Councilmember Agabi, to approve the FD Cares Interlocal Agreement with the City of Olympia Amendment No. 1. A voice vote approved the motion unanimously.

**ORDINANCE NO.
O2025-008,
AMENDING
TUMWATER
MUNICIPAL CODE
SECTION 12.32,
PUBLIC PARKS:**

Director Denney presented Ordinance O2025-008, amending the Tumwater Municipal Code section 12.32 for Public Parks. The ordinance has been before Council several times and is adopting the existing rules for parks and facilities and extending it to all city properties.

There was a lengthy discussion between Council and staff about a new addition to the ordinance which allows someone excluded from a City property to request a hearing through the Hearing Examiner and how those rules and new process would work.

MOTION:

Councilmember Swarthout, moved, seconded by Councilmember Jefferson, to adopt Ordinance O2025-008, amending Tumwater Municipal Code Section 12.32, Public Parks. A voice vote approved the motion unanimously.

**RESOLUTION NO.
R2025-014, CITY OF
TUMWATER
STRATEGIC PLAN:**

Administrator Parks presented Resolution R2025-014 the City of Tumwater Strategic Plan. Staff, Mayor and Council have had several meetings and worked for months on updating and finalizing the strategic plan. Councilmembers thanked everyone for their hard work and collaboration on it including the beautiful design and graphics of the plan.

MOTION

Councilmember Swarthout, moved, seconded by Councilmember Agabi, to adopt Resolution R2025-014, City of Tumwater Strategic Plan. A voice vote approved the motion unanimously.

COMMITTEE REPORTS:**PUBLIC HEALTH & SAFETY:**

Peter Agabi

The committee did not meet last week due to the Veteran's Day holiday. The next meeting is scheduled for December 9, 2025, and they will be discussing the following items:

- T-2 Remodel Update
- Challenges/Opportunities for People Experiencing Homelessness in Tumwater

GENERAL GOVERNMENT:

Michael Althausen

The committee met on November 12, 2025, and discussed O2025-009 Final Docket for 2025 Comprehensive Plan Amendments. There are currently no items scheduled for the December meeting.

PUBLIC WORKS:

Eileen Swarthout

The next meeting is scheduled for November 20, 2025, and they will be discussing the following items:

- Sustainability Division 2026 Work Program
- 2025-2026 Stormwater Capacity Grant with the Department of Ecology
- R2025-018, Fee Resolution Update
- SPA with MTN2COAST for On-Call Services Amendment No. 1
- SPA with Materials Testing & Consulting, Inc.
- Interlocal Agreement with the LOTT Clean Water Alliance for the Class A+ Reclaimed Water Demonstration Pilot

BUDGET & FINANCE:
Debbie Sullivan
MAYOR/CITY ADMINISTRATOR'S REPORT:

The next scheduled meeting has been cancelled due to the Thanksgiving holiday.

Administrator Parks talked about the GIS day activities in the Council Chambers on November 19, 2025. She also updated the Council on how City staff have been helping the community through a Socktober drive that collected 1,613 pairs of socks and a current food drive for the Thurston County food bank. She also reminded Council of their upcoming meeting schedule and cancelled meetings due to holidays.

Mayor Sullivan will have a Thurston Economic Development Council (EDC) meeting to attend tomorrow and otherwise had no report.

**COUNCILMEMBER
REPORTS:**

Councilmembers Agabi, Cathey, Jefferson and Swarthout gave reports.

Councilmembers Althausen and Von Holtz had nothing to report.

ADJOURNMENT:

With there being no further business, Mayor Sullivan adjourned the meeting at 9:14 p.m.

Prepared by Melody Valiant, City Clerk

TO: City Council
 FROM: Doug Sampson, Accounting Technician
 DATE: December 02, 2025
 SUBJECT: Payment of Vouchers

1) Recommended Action:

Staff are seeking City Council ratification of:

- November 14, 2025, payment of Eden vouchers 174767 to 174770 in the amount of \$1,607.05; payment of Enterprise vouchers 188455 to 188502 in the amount of \$586,437.01 and electronic payments 906427 to 906455 in the amount of \$342,657.98
Wire payments in the amount of \$302,017.86
 - November 21, 2025, payment of Eden vouchers 174771 to 174779 in the amount of \$2,078.67; payment of Enterprise vouchers 188503 to 188566 in the amount of \$445,206.72 and electronic payments 906456 to 906477 in the amount of \$96,118.89
-

2) Background:

The City pays vendors monthly for purchases approved by all departments. The Finance Director has reviewed and released the payments as certified on the attached Exhibit(s). The full voucher listings are available upon request from the Deputy Finance Director. The most significant payments* were:

Vendor		
HDR ENGINEERING INC	32,082.72	8.24.25 – 9.27.25 progress report I5 On/Off Ramp Tumwater BLVD NB
ACTIVE CONSTRUCTION, INC.	252,490.48	PE#20 I-5 TROSPER
CAL-LINE NORTHWEST	44,633.43	New Chipper Model XP-90: PARKS
THURS CO DISTRICT COURT – INFRACTIONS	23,326.00	TCDC Infractions/Citation billings 07-25
CAPITAL INDUSTRIAL INC	79,356.53	Flatbed Truck Bed W/ crane & boxes; Sewer 25-1944
LAKESIDE INDUSTRIES, INC.	361,384.65	PE#4 2025 pavement maintenance

* Includes vouchers in excess of \$20,000, excluding routine utility payments.

3) Policy Support:

- Strategic Goals and Priorities: Fiscally responsible and develop sustainable financial strategies.
 - Vision Mission Beliefs-Excellence: Efficient stewards of public resources, building public trust through transparency.
-

4) Alternatives:

- ☐ Ratify the vouchers as proposed.
 - ☐ Develop an alternative voucher review and approval process.
-

5) Fiscal Notes:

The vouchers are for appropriated expenditures in the respective funds and departments.

6) Attachments:

- A. Exhibit A – Payment of Vouchers – Review and Approval
- B. Exhibit B – Payment of Vouchers – Review and Approval

EXHIBIT "A"

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Tumwater, and that I am authorized to authenticate and certify to said claim.

Enterprise ERP

Voucher/Check Nos 188455 through 188502 in the amount of \$ 586,437.01

Electronic payment Nos 906427 through 906455 in the amount of \$ 342,657.98

Wire Payments in the amount of \$ 302,017.86

Eden

Voucher/Check Nos 174767 through 174770 in the amount of \$ 1,607.05

Douglas Sampson

Accounting Technician – Accounts Payable

Checks dated 11/14/2025

EXHIBIT "B"

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Tumwater, and that I am authorized to authenticate and certify to said claim.

Enterprise ERP

Voucher/Check Nos 188503 through 188566 in the amount of \$445,206.72

Electronic payment Nos 906456 through 906477 in the amount of \$496,118.89

Eden

Voucher/Check Nos 174771 through 174779 in the amount of \$2,078.67

Douglas Sampson

Accounting Technician – Accounts Payable

Checks dated 11/21/2025

TO: City Council
 FROM: Alyssa Jones Wood, Sustainability Manager
 DATE: December 2, 2025
 SUBJECT: Service Provider Agreement with Fehr & Peers for Vehicle Miles Traveled Gap Analysis

1) Recommended Action:

Approve and authorize the Mayor to sign the Service Provider Agreement with Fehr & Peers to complete a Vehicle Miles Traveled (VMT) Gap Analysis.

This agreement was recommended for approval via consent calendar by the Public Works Committee and their November 20, 2025 meeting.

2) Background:

On November 3, 2025 the City approved the Mayor to sign the Thurston Climate Mitigation Collaborative (TCMC) Interlocal Agreement (ILA) which authorizes regional initiatives to be coordinated and costs shared among the TCMC parties (Thurston County, Lacey, Olympia, and Tumwater). At the 2024 TCMC Annual Retreat and subsequent June 24, 2024 TCMC Executive Committee meeting, the 2025 Regional Initiative was selected to be a gap analysis of regional and jurisdictional plans and policies that aim to reduce greenhouse gas emissions in the transportation sector by reducing VMT. Regional staff reviewed qualifications and proposals solicited through a competitive process and selected Fehr & Peers for the project.

3) Policy Support:

- City Council Strategic Priorities and Goals 2025-2026: Be a Leader in Environmental Health and Sustainability.
 - Resolution R2018-015: Adopting common greenhouse gas emission reduction targets
 - Resolution R2021-001 - Accepting the Thurston Climate Mitigation Plan
 - Resolution R2021-002 - Declaring a climate emergency.
-

4) Alternatives:

Reject collaboration on the TCMC Regional Initiative. This would delay/potentially cancel planned work on TCMP Strategy T1 as well as commitments made by the city to implement the TCMP related to transportation generated greenhouse gas emissions.

5) Fiscal Notes:

Total cost for this project is \$65,000.00. WRS's approved budget for the Sustainability division has sufficient funds available to complete this work. Per the TCMC ILA, the city will lead the project, pay for the work, and request reimbursement from the TCMC parties totaling \$48,750.00, which is \$16,250.00 per partner

6) Attachments:

A. Service Provider Agreement

**CITY OF TUMWATER
SERVICE PROVIDER AGREEMENT**

VEHICLE MILES TRAVELED GAP ANALYSIS

THIS AGREEMENT is made and entered into in duplicate this _____ day of _____, 20____, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY”, and Fehr & Peers Inc., a Washington corporation, hereinafter referred to as the “SERVICE PROVIDER”.

WITNESSETH:

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

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

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

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

1. SCOPE OF SERVICES.

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

2. TERM.

The Project shall begin no earlier than December 1, 2025, and shall be completed no later than December 31, 2026. This Agreement may be extended for additional periods of time upon mutual written agreement of the parties.

3. TERMINATION.

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

4. COMPENSATION AND METHOD OF PAYMENT.

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

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

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed **SIXTY FIVE THOUSAND AND 00/100 DOLLARS** (\$65,000.00) as reflected in Exhibit "A".

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

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

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

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

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the discretion of the SERVICE PROVIDER. No agent, employee, servant or

representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

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

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

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

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

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

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S indemnification shall not be limited in any way by any limitation on the amount of

damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

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

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

8. INSURANCE.

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

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

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

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

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

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

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

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

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

9. TREATMENT OF ASSETS.

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

10. COMPLIANCE WITH LAWS.

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

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

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

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

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

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

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

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

12. ASSIGNMENT/SUBCONTRACTING.

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

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

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

13. NON-APPROPRIATION OF FUNDS.

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

14. CHANGES.

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

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports, data, and information as the CITY may request pertaining to matters covered by this Agreement.

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

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

16. POLITICAL ACTIVITY PROHIBITED.

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

17. PROHIBITED INTEREST.

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

18. NOTICE.

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

19. ATTORNEYS FEES AND COSTS.

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

20. JURISDICTION AND VENUE.

A. This Agreement has been and shall be construed as having been

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

B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained in the superior court of Thurston County, Washington. If the contract is with Thurston County, add “or in the superior court of either of the two nearest judicial districts as determined pursuant to RCW 36.01.050.”

21. SEVERABILITY.

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

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

22. ENTIRE AGREEMENT.

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

****Signatures on the following page****

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

CITY:

CITY OF TUMWATER
555 Israel Road SW
Tumwater, WA 98501

SERVICE PROVIDER:

FEHR & PEERS
1001 4th Ave Suite 4120
Seattle, WA 98154
UBI No. 602-671-978
Phone No. 206-576-4225

Lisa Parks
City Administrator

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

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Notary Required for Service Provider Only

STATE OF WASHINGTON

COUNTY OF THURSTON

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

Dated:_____

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

Fehr & Peers

Scope for Thurston Climate Mitigation Collaborative (TCMC) VMT Gap Analysis

Project Objective

The objective of this project is to evaluate whether existing jurisdictional plans, practices, and policies are sufficient to meet established vehicle miles traveled (VMT) reduction targets and identify what actions, both locally and regionally, are needed to close the gap. This work will include a gap analysis of regional and jurisdictional plans and policies related to VMT. The analysis will assess current strategies, summarize existing conditions and trends, and evaluate the scale of VMT generated by different jurisdictions across urban, suburban, and rural contexts. Findings will inform future updates to comprehensive plans, including both transportation and climate elements, and climate strategies, supporting alignment with state guidance and long-term greenhouse gas (GHG) reduction goals.

Task 1 – Project Management

Fehr & Peers will lead project management activities to ensure timely delivery, quality assurance, and clear communication throughout the project. Marissa Milam will serve as Project Manager and primary point of contact, supported by Chris Breiland, PE, Principal-in-Charge. The Project Manager will coordinate bi-weekly check-ins with City of Tumwater/TCMC staff.

The Project Manager will organize a kick-off meeting that will involve Tumwater and TCMC staff and our project team to review and confirm scope, schedule, budget, and deliverables. The kick-off meeting will establish communication protocols, clarify expectations on deliverables, and highlight schedule milestones or other key points. The Project Manager will provide monthly invoices and progress reports to document scope progress, budget expenditure, and any issues that could impact the budget or schedule. In the case of unanticipated issues or scope changes, The Project Manager will coordinate with the Tumwater project manager to address any concerns.

Task 1 Assumptions:

- Project team coordination will be via virtual meetings

- City/Collaborative Staff will clearly identify the goals of the project and targets against which gaps will be measured

Task 1 Deliverables:

- Monthly invoices and progress reports
- Kick-off meeting with agenda and action items
- Project schedule with task milestones and meeting dates

Task 2 – Data Collection

Fehr & Peers will prepare a detailed data request to identify local and regional datasets critical to the analysis, including VMT data and forecasts, comprehensive plans, GIS data, and other relevant documents. Where data gaps exist, we will propose reasonable substitutes and maintain transparency on limitations.

Task 2 Assumptions:

- City/Collaborative Staff will provide Consultant with all requested data within 4 weeks of receiving data request, and clearly state when certain data is not available

Task 2 Deliverables:

- Data request
- Excel summary of received data, including sources and limitations

Task 3 – Plan and Policy Review

Fehr & Peers will conduct a structured review of comprehensive plans, including transportation, land use, and climate elements, other relevant local and regional plans (including but not limited to jurisdiction's Transportation Improvement Plans and TRPC's Regional Transportation Plan), and related targets and policies for VMT reduction across participating jurisdictions. This review will be framed against best practices for VMT reduction and organized by the transportation strategies identified in the TCMP, which include:

- Set land use policies that support increased urban density and efficient transportation networks and reduce urban sprawl.
- Increase efficiency of the transportation system.*
- Increase adoption of electric vehicles.*
- Increase the use of public transit.

- Increase use of active forms of travel.

Findings will be synthesized in a technical memo highlighting areas of alignment, gaps, and opportunities across the region.

Task 3 Assumptions:

- City/Collaborative staff will review the draft memo and provide up to 1 round of consolidated feedback

Task 3 Deliverables:

- Draft and final technical memo summarizing plan and policy review

*These TCMP strategies are not related to VMT, but are included in the review to highlight how VMT reduction relates to other strategies to reduce climate impacts of transportation.

Task 4 – Staff Interviews

Building on the Task 3 findings, Fehr & Peers will develop draft interview questions that probe deeper into implementation practices, challenges, and opportunities for regional VMT reduction. Draft interview questions will be reviewed during one of the bi-weekly coordination meetings with staff. After staff review and approval, Fehr & Peers will schedule and conduct up to 10 half-hour interviews across local jurisdictions, TRPC, and Intercity Transit. Fehr & Peers will summarize these interviews in a brief technical memo, focusing on both strengths and areas where current practices may be insufficient to achieve VMT reduction targets.

Task 4 Assumptions:

- City/Collaborative Staff will:
 - Identify key staff for interviews
 - Provide introductory emails to initiate scheduling of interviews
 - Review and approve proposed interview questions
 - Provide one round of consolidated feedback on the interview summary memo

Task 4 Deliverables:

- Draft and final interview questions
- Draft and final technical memo summarizing the staff interviews

Task 5 – Analysis

Before initiating detailed analysis, Fehr & Peers will hold a discussion during one of the bi-weekly coordination meetings with staff to confirm the analytical framework and how results will be displayed. The analysis will focus on answering the core questions:

- Are existing jurisdictional plans, practices, and policies sufficient to meet established VMT reduction targets at the countywide level?
- How should existing planned actions be prioritized to meet the targets?
- If existing plans, policies, and practices are insufficient, how much additional action is needed?

Our analysis will focus on passenger vehicle and light truck VMT generated within Thurston County and incorporate findings from the plan and policy review and staff interviews. Fehr & Peers will coordinate with TRPC’s modeling team to summarize VMT data from the regional travel demand model, including:

- the relative amount of VMT generated within the county versus pass-through travel,
- the scale of VMT generated by different jurisdictions across urban, suburban, and rural contexts to clarify each jurisdiction’s contribution to regional VMT.

This VMT data will be pulled from the base and future year of the regional travel demand model; future-year model outputs will be used to provide general informational context. Because future conditions are uncertain and TRPC’s model does not currently undergo dynamic validation for VMT testing, these outputs will not be used for predictive analysis. Instead, they will provide a high-level reference to frame discussions about potential trends, while the primary focus remains on understanding current conditions and identifying actionable strategies to address gaps between existing efforts and adopted VMT reduction targets. The amount of VMT generated within the county versus pass-through travel is useful information to understand how much VMT the region has control over, and will be used to calibrate the general effectiveness of local and regional strategies.

To evaluate if the region will achieve the existing VMT reduction targets and understand the impact of future land use strategies, transportation/transit investments, transportation demand management strategies, etc., Fehr & Peers will use research and data on VMT change from sources like CAPCOA, the US EPA, and academic papers. This analysis will use estimates of VMT change to illustrate the order-of-magnitude impact of all combined existing policies within each jurisdiction, which will then be rolled up to the regional level to assess the remaining gap to achieve the VMT reduction target. This industry research will also be used to categorize the existing planned actions into high/medium/low categories for VMT reduction effectiveness to aid in prioritization in Task 6.

Additionally, Fehr & Peers will work with TRPC staff to confirm the availability and structure of StreetLight data, and explore whether StreetLight data should be used to supplement the understanding of controllable VMT within Thurston County. For example, StreetLight data could be used to identify the difference in VMT generated by denser, more mixed-use areas of the County. These findings could be extrapolated to speak to the VMT implications of land use strategies in the jurisdictions' Comprehensive Plans. A short technical memo will be developed that summarizes the data sources, methodology, and analysis findings.

Task 5 Assumptions:

- City/Collaborative Staff will review the analysis memo and provide one round of consolidated feedback
- TRPC modeling staff will provide the requested VMT outputs from the base and future year travel demand model

Task 5 Deliverables:

- PowerPoint with the proposed analysis methodology
- Meeting notes summarizing the approved methodology
- Draft and final analysis summary technical memo, covering data sources, methodology, and findings

Task 6 – Recommendations

Building on the results of the prior tasks, Fehr & Peers will develop a clear set of recommendations to close the gap between current strategies and practices at the local and regional level and adopted VMT reduction targets. This task will focus on creating a practical, actionable playbook that identifies:

- The strategies that are most effective in different contexts (urban, suburban, rural).
- Strategies that require regional coordination (e.g., land use patterns, transit service, pricing policies).
- Strategies that can be advanced locally (e.g., parking management, development code changes, targeted active transportation investments).
- Specific strategy gaps in the cities and Thurston County based on what other nearby communities have adopted related to VMT reduction.

The playbook will also distinguish mutually exclusive strategies from those that offer complementary or compounding benefits, helping jurisdictions prioritize actions that work together for greater impact. This structure will help decision-makers understand where to focus resources and how to coordinate efforts for maximum impact. To ensure

recommendations are evidence-based, we will evaluate the effectiveness of potential strategies using the most recent elasticity research and Fehr & Peers' custom Transportation Demand Management (TDM) tool. This tool allows us to quantify the estimated magnitude of VMT reduction from local and regional strategies. A short technical memo will be developed that summarizes the recommendations.

Task 6 Assumptions:

- City/Collaborative Staff will review the recommendations memo and provide one round of consolidated feedback

Task 6 Deliverables:

- Draft and final recommendations memo

Task 7 – Stakeholder Presentations

Fehr & Peers will prepare and deliver two presentations to stakeholder groups, including the Community Advisory Workgroup (CAW) and the Executive Committee (EC). While both presentations will summarize key findings and recommendations, each will be designed to reflect the distinct role, request for feedback, and next steps of its audience.

Task 7 Assumptions:

- City/Collaborative Staff will:
 - Coordinate the Consultant's presentation with the TCMC Administrative Consultant
 - Draft a staff report based on the work products of the Consultant to be included with the agenda packet
 - Organize collected feedback from CAW and EC to share with the Consultant

Task 7 Deliverables:

- PowerPoint presentation materials, attendance, and facilitation of CAW meeting
- PowerPoint presentation materials, attendance, and facilitation of EC meeting

Task 8 – Final Report

Fehr & Peers will develop a final report that integrates the feedback from staff, CAW, and EC into a comprehensive document, including two rounds of revisions. It will include all data analysis, policy review, interview findings, and recommendations in a cohesive narrative. Supporting datasets, metadata, and graphics will be provided in an accessible format to allow for future reference and use.

Task 8 Assumptions:

- City/Collaborative Staff will review the final report and provide up to two rounds of consolidated feedback

Task 8 Deliverables:

- Draft and final report
- Supporting data analysis documentation

Tumwater VMT Gap Analysis

Task #	Tasks	Fehr & Peers						Labor Costs	Direct Costs	Task Subtotal
		Principal in Charge	Project Manager	Regional Coordination	Transportation Planner	Graphics	Admin			
		\$ 400	\$ 250	\$ 280	\$ 165	\$ 215	\$ 145			
1	Project Management									\$ 6,050
1.1	Project management	4	12				10	\$ 6,050		
2	Data Collection									\$ 3,630
2.1	Identify data sources	1	2		4			\$ 1,560		
2.2	Data request		1					\$ 250		
2.3	Track and store data		2		8			\$ 1,820		
3	Plan and Policy Review									\$ 4,320
3.1	Review jurisdictional and regional plans		2		8			\$ 1,820		
3.2	Plan review memo	1	2	1	8			\$ 2,500		
4	Staff Interviews									\$ 8,285
4.1	Prepare draft interview questions	1	1	1	2			\$ 1,260		
4.2	Schedule interviews		1					\$ 250		
4.3	Conduct interviews	2	5	5	5			\$ 4,275		
4.4	Staff interview memo	1	2	1	8			\$ 2,500		
5	First Draft of Analysis									\$ 18,030
5.1	Establish analysis methodology	1	4		8			\$ 2,720		
5.2	Conduct gap analysis	4	12		30			\$ 9,550		
5.3	Draft analysis narrative report	1	4		16	8		\$ 5,760		
6	First Draft of Recommendations									\$ 12,350
6.1	Draft recommendations	1	6		18			\$ 4,870		
6.2	Draft recommendations narrative report	1	4		16	16		\$ 7,480		
7	Presentation									\$ 5,210
7.1	Develop PPT for CAW Meeting		2		4	2		\$ 1,590		
7.2	Present at CAW Meeting	1	2		2			\$ 1,230		
7.3	Develop PPT for EC Meeting		2		4			\$ 1,160		
7.4	Present at EC Meeting	1	2		2			\$ 1,230		
8	Final Report									\$ 6,460
8.1	Report	2	4		16	4		\$ 5,300		
8.2	Incorporate feedback/revisions		2		4			\$ 1,160		
	Labor Total	22	74	8	163	30	10	\$ 64,335		
	Technology and Security Fee*								\$ 640	
	Total (Labor + Expenses)							\$ 64,975		

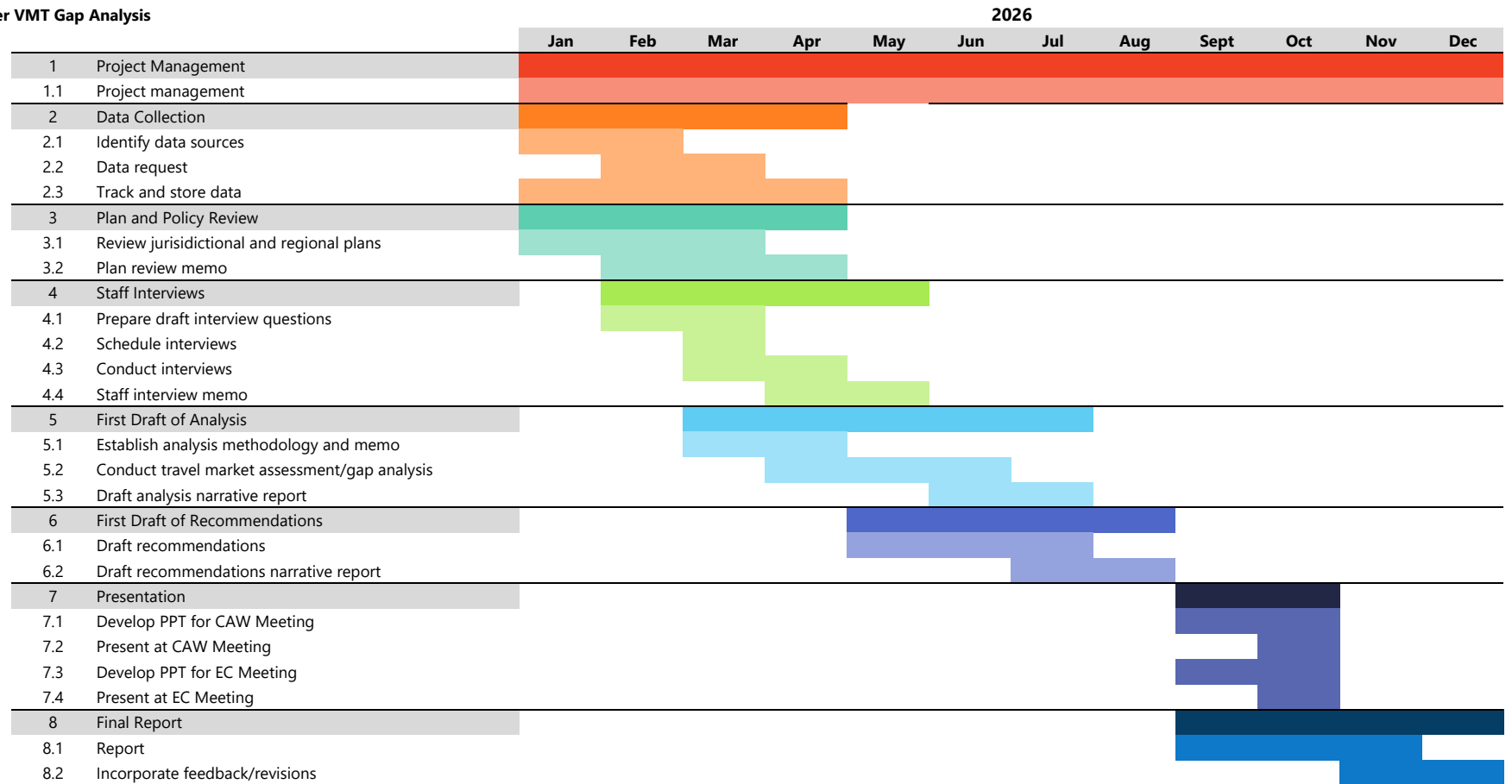
Notes:

Mileage is billed at the IRS rate plus 10% handling fee

All other direct expenses are billed with 10% handling fee

*Technology and Security Fee includes expenses related to software, computers, servers, and services to protect data; billed as a percentage of labor

Tumwater VMT Gap Analysis



Proposed schedule as of November 2025. This may be further refined during the project kick-off meeting in January 2026.

Chapter 3.46

CITY CONTRACTS – NONDISCRIMINATION IN BENEFITS

Sections:

- 3.46.010 Definitions.
- 3.46.020 Nondiscrimination in benefits.
- 3.46.030 Limitations.
- 3.46.040 Powers and duties of the city administrator.
- 3.46.050 Appeals.
- 3.46.060 Effective date.

3.46.010 Definitions.

For the purpose of this chapter:

- A. “Contract” means a contract for public works, consulting, or supplies, material, equipment or services estimated to cost \$50,000 or more;
- B. “Contract awarding authority” means the city officer, department, commission, employee, or board authorized to enter into or to administer contracts on behalf of the city;
- C. “Domestic partner” means any person who is registered with his/her employer as a domestic partner or, in the absence of such employer-provided registry, is registered as a domestic partner with a governmental body pursuant to state or local law authorizing such registration. Any internal employer registry of domestic partnership must comply with criteria for domestic partnerships specified by rule by the city administrator;
- D. “Employee benefits” means the provision of bereavement leave; disability, life, and other types of insurance; family medical leave; health benefits; membership or membership discounts; moving expenses; pension and retirement benefits; vacation; travel benefits; and any other benefits given to employees; provided, that it does not include benefits to the extent that the application of the requirements of this chapter to such benefits may be preempted by federal or state law.

(Ord. O2000-028, Added, 02/06/2001)

3.46.020 Nondiscrimination in benefits.

A. No contractor on a city contract shall discriminate in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse. The contractor shall not be deemed to discriminate in the provision of employee benefits if, despite taking reasonable measures to do so, the contractor is unable to extend a particular employee benefit to domestic partners, so long as the contractor provides the employee with a cash equivalent.

B. Other Options for Compliance Allowed. Provided that a contractor does not discriminate in the provision of benefits between employees with spouses and employees with domestic partners, a contractor may:

1. Elect to provide benefits to individuals in addition to employees' spouses and employees' domestic partners;

2. Allow each employee to designate a legally domiciled member of the employee's household as being eligible for spousal equivalent benefits; or

3. Provide benefits neither to employees' spouses nor to employees' domestic partners.

C. Requirements Inapplicable Under Certain Conditions. The city administrator may waive the requirements of this chapter where:

1. Award of a contract or amendment is necessary to respond to an emergency;

2. The contractor is a sole source;

3. No compliant contractors are capable of providing goods or services that respond to the city's requirements;

4. The contractor is a public entity;

5. The requirements are inconsistent with a grant, subvention or agreement with a public agency;

6. The city is purchasing through a cooperative or joint purchasing agreement.

D. Requests for waivers of the terms of this chapter are to be made to the city administrator by the contract awarding authority. Decisions by the city administrator to issue or deny waivers are final unless appealed pursuant to TMC 3.46.050.

E. The city administrator shall reject an entity's bid or proposal, or terminate a contract, if the city administrator determines that the entity was set up, or is being used, for the purpose of evading the intent of this chapter.

F. No contract awarding authority shall execute a contract with a contractor unless such contractor has agreed that the contractor will not discriminate in the provision of employee benefits as provided for in this chapter.

G. All contracts awarded by the city shall contain provisions prohibiting discrimination in the provision of employee benefits, including provisions containing appropriate remedies for the breach thereof as prescribed by this chapter, except as exempted by this chapter or rule.

(Ord. O2000-028, Added, 02/06/2001)

3.46.030 Limitations.

The requirements of this chapter only shall apply to those portions of a contractor's operations that occur:

A. Within the city;

B. On real property outside of the city if the property is owned by the city or if the city has a right to occupy the property, and if the contractor's presence at that location is connected to a contract with the city; and

C. Elsewhere in the United States where work related to a city contract is being performed. The requirements of this chapter shall not apply to subcontracts or subcontractors of any contract or contractor.

(Ord. O2000-028, Added, 02/06/2001)

3.46.040 Powers and duties of the city administrator.

The city administrator shall have the power to:

- A. Adopt rules and regulations in accordance with this chapter establishing standards and procedures for effectively carrying out this chapter;
- B. Determine and impose appropriate sanctions and/or liquidated damages for violation of this chapter by contractors including, but not limited to:
 - 1. Disqualification of the contractor from bidding on or being awarded a city contract for a period of up to five years; and
 - 2. Contractual remedies, including, but not limited to, liquidated damages and termination of the contract;
- C. Examine contractor's benefit programs covered by this chapter;
- D. Impose other appropriate contractual and civil remedies and sanctions for violations of this chapter;
- E. Allow for remedial action after a finding of noncompliance, as specified by rule;
- F. Perform such other duties as may be required by ordinance or which are necessary to implement the purposes of this chapter.

(Ord. O2000-028, Added, 02/06/2001)

3.46.050 Appeals.

Any aggrieved party may appeal a decision of the city administrator to the mayor by the submittal of a written request to the city attorney within ten working days of the decision to be appealed. The mayor's decision will be in writing with findings identified upon which the decision was made. Subsequent appeal will be to the Thurston County superior court.

(Ord. O2000-028, Added, 02/06/2001)

3.46.060 Effective date.

The provisions of this chapter shall apply to any contract awarded on or after January 2, 2002.

(Ord. O2000-028, Added, 02/06/2001)

TO: City Council
FROM: Patrick Soderberg, Program Manager
DATE: December 2, 2025
SUBJECT: Service Provider Agreement with Carollo Engineers for the 2025 Sanitary Sewer Comprehensive Plan Update

1) Recommended Action:

Approve and authorize the Mayor to sign the Service Provider Agreement for the 2025 Sanitary Sewer Comprehensive Plan Update.

This agreement was recommended for approval via consent calendar by the Public Works Committee at their November 20, 2025 meeting.

2) Background:

The City of Tumwater sewer system spans approximately 4,200 acres with 5,700 sewer accounts. A Comprehensive Sanitary Sewer Plan details the sewer system, evaluates the capacity of the system, and identifies areas where the city should plan for growth, system repair or upgrades. Prior to initiating any system improvements, the sewer plan must be reviewed and approved by the State. The city reviewed qualifications in March 2025, and selected Carollo Engineers, Inc. as the most qualified firm to assist with the update.

3) Policy Support:

A comprehensive sewer plan is required to be developed and approved by the State according to [RCW 90.48.110](#) and [WAC 173-240-050](#) prior to the constructing or modifying domestic wastewater facilities.

4) Alternatives:

- ☐ Without an updated comprehensive sewer plan, the city would have to stop or delay any new construction or modifications to existing wastewater conveyances and facilities until an updated plan is approved by the State.
-

5) Fiscal Notes:

Total cost for this project is \$474,416.00. These funds are available and authorized by the 2025-2026 Sanitary Sewer fund approved budget.

6) Attachments:

- A. Service Provider Agreement for the 2025 Sanitary Sewer Comprehensive Plan Update

**CITY OF TUMWATER
SERVICE PROVIDER AGREEMENT
2025 COMPREHENSIVE SEWER PLAN UPDATE**

THIS AGREEMENT is made and entered into in duplicate this _____ day of _____, 20__, by and between the CITY OF TUMWATER, a Washington municipal corporation, hereinafter referred to as the “CITY”, and Carollo Engineers Inc., a Delaware corporation, hereinafter referred to as the “SERVICE PROVIDER”.

WITNESSETH:

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

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

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

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

1. SCOPE OF SERVICES.

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

2. TERM.

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

3. TERMINATION.

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

4. COMPENSATION AND METHOD OF PAYMENT.

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

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

C. The CITY shall pay the SERVICE PROVIDER for work performed under this Agreement a total sum not to exceed FOUR HUNDRED SEVENTY FOUR THOUSAND FOUR HUNDRED SIXTEEN AND 00/100 DOLLARS (\$474,416.00) as reflected in Exhibit "A", Scope of Work.

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

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

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

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

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that an independent contractor relationship will be created by this Agreement. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the discretion of the SERVICE PROVIDER. No agent, employee, servant or representative of the SERVICE PROVIDER shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose, and the employees of the SERVICE PROVIDER are not entitled to any of the benefits the CITY provides

for its employees. The SERVICE PROVIDER will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

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

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

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

6. SERVICE PROVIDER EMPLOYEES/AGENTS.

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

7. HOLD HARMLESS INDEMNIFICATION.

A. SERVICE PROVIDER Indemnification. The SERVICE PROVIDER agrees to indemnify, defend and hold the CITY, its elected officials, officers, employees, agents, and volunteers harmless from any and all claims, demands, losses, actions and liabilities (including costs and all attorney fees) to or by any and all persons or entities, including, without limitation, their respective agents, licensees, or representatives, arising from, resulting from, or connected with this Agreement to the extent caused by the negligent acts, errors or omissions of the SERVICE PROVIDER, its partners, shareholders, agents, employees, or by the SERVICE PROVIDER'S breach of this Agreement. The SERVICE PROVIDER expressly waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The SERVICE PROVIDER'S indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers'

compensation acts, disability benefit acts or any other benefit acts or programs. This waiver has been mutually negotiated by the parties.

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

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

8. INSURANCE.

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

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

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

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

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

C. The CITY shall be named as an additional insured on the SERVICE PROVIDER's Automobile Liability and Commercial General Liability

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

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

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

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

9. TREATMENT OF ASSETS.

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

10. COMPLIANCE WITH LAWS.

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

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

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

B. Nondiscrimination in Employment. In the performance of this Agreement, the SERVICE PROVIDER will not discriminate against any employee or applicant for employment on the grounds of race, creed, religion, color, national origin, citizenship or immigration status, families with children status, sex, marital status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, sexual orientation, genetic information, age or other basis prohibited by state or federal law; provided that the prohibition against discrimination in employment because of disability shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. "Race" is inclusive of traits historically associated or perceived to be associated with race including, but not limited to, hair texture and protective hairstyles. For purposes of this subsection, "protective hairstyles" includes, but is not limited to, such hairstyles as afros, braids, locks, and twists. It is not an unfair practice when a distinction or differential treatment on the basis of citizenship or immigration status is authorized by federal or state law, regulation, rule or government contract.

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

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

E. Nondiscrimination in Contractors / Subcontractors. The City of Tumwater, in accordance with RCW 49.60.530 requires all covered

contractors or subcontractors to actively pursue a diverse and inclusive workforce. Contractors and subcontractors are prohibited from all forms of discrimination listed in RCW 49.60.530.

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

12. ASSIGNMENT/SUBCONTRACTING.

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

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

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

13. NON-APPROPRIATION OF FUNDS.

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

14. CHANGES.

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

this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

A. The SERVICE PROVIDER at such times and in such forms as the CITY may require, shall furnish to the CITY such statements, records, reports, data, and information as the CITY may request pertaining to matters covered by this Agreement.

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

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

16. POLITICAL ACTIVITY PROHIBITED.

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

17. PROHIBITED INTEREST.

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

18. NOTICE.

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

19. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or

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

20. JURISDICTION AND VENUE.

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

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

21. SEVERABILITY.

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

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

22. ENTIRE AGREEMENT.

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

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

CITY:

CITY OF TUMWATER
555 Israel Road SW
Tumwater, WA 98501

SERVICE PROVIDER:

Carollo Engineers
1200 5th Ave., Suite 900
Seattle, WA 98101
UBI #: 601-888-955
Phone Number: 206-684-6532

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 THURSTON

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

Dated:_____

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

Exhibit A

**CITY OF TUMWATER
GENERAL SEWER PLAN
FINAL - SCOPE OF WORK**

INTRODUCTION

The following scope of work has been developed to assist the City of Tumwater (City) with an update to its General Sewer Plan (GSP). This scope of work was developed based on the City's Request for Proposals (RFP) and the Consultant's understanding through scoping meetings with the City.

BACKGROUND

The City of Tumwater (City), located in Thurston County in western Washington's south Puget Sound region, is bordered by Olympia to the north and east, and unincorporated Thurston County to the south and west. Its sewer service area spans approximately 4,200 acres with 5,700 sewer accounts, where 96 percent of customers are within city limits and 4 percent are within the urban growth area (UGA).

The City's collection system consists of sewer pipelines, manholes, lift stations (LS), and force mains. Wastewater treatment is jointly managed through LOTT, a regional partnership between the jurisdictions of Lacey, Olympia, Tumwater, and Thurston County. Tumwater discharges to LOTT at two interceptors where flows are ultimately conveyed to LOTT's treatment facilities.

The City's GSP was last updated in 2015 to support public health, groundwater protection, and sustainable growth aligned with state regulations. This GSP update will guide the design, expansion, operation, and maintenance of the sewer system to meet community needs through the next planning horizon.

SCOPE SUMMARY

Tasks

To meet the objectives of this project, the Consultant shall complete the tasks summarized in the list below and discussed in detail in the following sections:

- Task 1: Project Management.
- Task 2: Planning Considerations.
- Task 3: Existing System.
- Task 4: Hydraulic Model Update.
- Task 5: Collection System Analysis.
- Task 6: Operations and Maintenance.
- Task 7: Capital Improvement Program.
- Task 8: Financial Analysis.
- Task 9: Plan Development.

SCOPE OF WORK

TASK 1 PROJECT MANAGEMENT

Consultant shall conduct project management activities and coordinate execution of the project to support the successful delivery of the GSP. This includes project administration, monthly invoicing, client and team coordination and quality management necessary to successfully complete the project to the City's expectations. Additionally, Consultant will develop a Project Management Plan, lead the initial team kick-off meeting, and facilitate project meetings with the City throughout the project.

1.1 Project Document Management

Consultant shall prepare a SharePoint project website for file sharing and management for the duration of the project.

1.2 Project Management Plan

Consultant will prepare a project management plan (PMP) in MS Word and PDF format, which will be signed by the Consultant PM and key City stakeholders. It will be accessible to the project team on the project website and include the following sections:

- Purpose objective: state the project objective, overarching goals, work products, final outcomes, and critical success factors of the project.
- Risks: identify risks and constraints of the project and plan for mitigation as needed.
- Scope: state the scope of the work, with a summary of deliverables and project management and software tools that will be used to manage the Project.
- Schedule: provide information on the project schedule milestones.
- Project Team: describe the people involved in the Project, along with their roles, responsibilities, and contact information. Provide information about the expertise of the team members and what areas they are responsible for.
- Communication procedures: Describe protocol for effective team communication and decision making.
- External communications: Describe the collaboration efforts required with City staff and third-party consultants.
- Document control: Describe how documents will be tracked and stored throughout the life of the Project, including the software system utilized. Provide strategy for public information requests.
- Quality management process: Describe how deliverables will be reviewed and how comments will be tracked. The review process will be collaborative, so all stakeholders can review the deliverable in parallel and see other reviewers' comments.
- External communications: Describe the collaboration efforts required with City staff, third-party consultants, and the public.

- Change control: describe how the Project will identify, track, and manage change. Include information about roles and responsibilities for the City and the Consultant team. Identify procedures for recommending changes to the Project's scope, schedule, or budget.
- Introduce and discuss the Draft project PMP with the City's project team at the Kick-off Workshop. Develop the final project charter after receiving City comments. City staff will collect signatures of various City stakeholders.

1.3 Project Team Coordination

Consultant will coordinate project execution with the project team through monthly check-in meetings via Microsoft Teams and email. This task also includes execution of the project's quality management approach.

1.4 Monthly Progress Report and Invoice

Consultant will submit monthly progress reports and invoices that highlight work progress during the previous month, work planned for the next month, the status of the project budget, the status of the project schedule, and a list of all project scope changes.

1.5 Task 1 Workshop(s)

Consultant will coordinate and facilitate the meetings, prepare agendas, and submit meeting minutes for review and comment to stakeholders. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

1.5.1 Meeting 1: Kick-off

- Purpose: Review scope, schedule, and project objectives with the Consultant team and City stakeholders. Review Draft Project Charter, including preliminary project schedule and initial data request prior to the kick-off meeting and review at the meeting.
- Duration: 1 hour.
- Location: Virtual

Task 1 Deliverables

- Monthly Progress Reports.
- Draft and Final PMP.
- Project Schedule.
- Agenda, meeting materials, and meeting summary documents for Kick-off Meeting.

Task 1 Assumptions

- The City will provide:
 - » City project team contact information.
 - » PMP review comments.
 - » PMP signatures.

- » Project duration is assumed to be 30 months.
- One Draft and one Final PMP will be submitted to the City. Once a Final PMP is submitted to the City, no revisions are anticipated.

TASK 2 PLANNING CONSIDERATIONS

2.1 Policies, Criteria, and Standards Review

2.1.1 Policies and Level of Service Criteria

Consultant will review and document any of the City's existing level of service policies, management policies, operation and maintenance program goals, environmental stewardship policies, financial policies, planning criteria, and design standards. Service policies will be reviewed to identify any gaps and make recommendations for additions or revisions that best fit the needs of the City.

Existing level of service (LOS) goals and criteria will be reviewed. However, no revisions to the LOS goals and criteria are anticipated. It is assumed that the LOS criteria for identifying capacity deficiencies in the collection system is unchanged from the City's 2015 GSP and is as follows:

- Pipe surcharge percentage: the ratio of the maximum modeled hydraulic grade to the pipe diameter (100 percent surcharge indicates the pipe is completely full, which is considered a deficiency).
- Manhole depth-to-flooding: where a flooding manhole is a deficiency and is defined as the maximum modeled water surface elevation rising above the manhole cover or ground elevation.

2.1.2 Design Storm

Consultant will review the 10-year design storm used in the City's 2015 GSP and include it in the wet-weather modeling efforts of Task 4: Collection System Analysis.

2.2 Wastewater Flow Projections

2.2.1 Flow Projections

Flow projections are based on the City's land use and the data obtained from LOTT flow monitoring. The flow projections from the 2015 GSP will be updated as a part of this subtask, as follows:

- Flow Data Review. Compare base sanitary flows estimated from existing land use to dry weather flow calculated through the flow monitoring for each basin. Existing land use and currently served areas will be used to estimate flow factors in gallons per acre per land use category. The flow factors will be customized to match the observed existing average dry weather flow (ADWF) and will be used to develop flow projections. Pump Station runtime data and City pump-down curves will be used to proportion ADWF throughout basins, where available.
- Base Flow Projections. Develop base sanitary flows for two planning periods: existing conditions and buildout scenarios.
 - » Parcels currently on septic systems will be excluded from the development of flow factors associated with each land use type. City can provide inventory and location of existing septic systems.

- » A rate for septic conversions (parcels per year) will be developed to distribute the new sewer connections from existing conditions throughout the GSP planning horizon.
- Infiltration and Inflow Projections. Estimate I/I flow rates for each sewer basin based on current and future land use and area specific I/I factors, including new areas to be added to the system. Developed I/I flow rates will be compared to I/I flow rate estimates per monitored basin.
- Flow Projections. Future flows, including base flows, I/I, and large user flows (if deemed substantial enough to separate from baseline projections), will be projected based on service area growth. Future flows will be assessed for each sewer and pump station basin for the selected planning periods.
- Wastewater Flow Allocation. Allocate flow projections to the wastewater model via loading polygons that connect parcels to manholes.

2.2.2 Flow Projection Parcel-based Tool

The flow projections tool (spreadsheet) will be delivered to City for City use after completion of the GSP.

2.3 Task 2 Workshop(s)

Consultant will coordinate and facilitate the meetings, prepare agendas, and submit meeting minutes for review and comment to stakeholders. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

2.3.1 Meeting 2: Policies and Criteria

- Purpose: Review policies and criteria.
- Duration: 1.5 hours.
- Location: Virtual

2.3.2 Meeting 3: Flow Projections

- Purpose: Review flow projections with City.
- Duration: 1.5 hours.
- Location: Virtual.

2.4 Draft Chapter 2 – Planning Considerations.

Consultant will prepare a draft Chapter 2 – Planning Considerations, including policies and criteria, and flow projections. Consultant will update Chapter 2 to address any City comments as part of Task 2.

Task 2 Deliverables

- Flow Projection Parcel-based Excel Tool.
- Draft Chapter 2 – Policies and Criteria and Record of Comments.
- Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 2.

Task 2 Assumptions

- The City will provide:
 - » All requested and relevant existing documents and data.
- No flow monitoring will be performed.
- City's 2015 GSP LOS criteria, design standards, and design storms will be used for this GSP update.
- All parcels currently on septic systems are converted to sewer accounts at buildout.
- Septic system parcels will be excluded from the development of flow factors associated with each land use type.

TASK 3 EXISTING SYSTEM

The purpose of this task is to summarize the existing sewer system facilities and components including lift stations, and interties.

3.1 Data Request

Consultant will compile a data request that includes the following:

- City's level of service policies, operational policies, financial policies, planning criteria, and design standards.
- GIS data includes City boundary, urban growth boundary (UGB), parcels, land use and zoning, streets, and collection system pipes and facilities.
- Sanitary sewer overflow (SSO) records.
- Hydraulic model files.
- Asset management platform files.

3.2 Existing System Review

3.2.1 Service Area Characteristics

Consultant will confirm the existing and future service area boundaries and describe the characteristics of the service area including climate and topography.

3.2.2 Existing System Tables and Figures

Consultant will review the components of major sewer collectors and pump stations using data from the City's GIS, available pipe database, discussions with staff, and previous studies. Update tables of the existing system components for City verification. Develop figures for the GSP of the existing system infrastructure using the City's latest GIS data.

3.3 Task 3 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

3.3.1 Meeting 4: Review Existing System (combined with Meeting 2 – Policies and Criteria)

- Purpose: Meeting to review existing wastewater collection system.
- Consultant Attendees: Four.
- Duration: 1.5 hours.
- Location: Virtual

3.4 Draft Chapter 3 – Existing System.

Consultant will prepare a draft Chapter 3 – Existing System. Consultant will update Chapter 3 to address any City comments as part of Task 3.

Task 3 Deliverables

- Draft Chapter 3 – Existing System and Record of Comments.
- Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 3.

Task 3 Assumptions

- The City will provide:
 - » All requested and relevant existing documents and data.

TASK 4 HYDRAULIC MODEL UPDATE

The purpose of this task is to support the City in the development of a GIS-based collection system hydraulic model. This task also includes assisting the City in choosing a new software and developing the model in this software.

4.1 Collection System Modeling Software Comparison Matrix

Consultant will compare up to four sewer collection system hydraulic model options and develop a comparison matrix to share and discuss with City staff.

4.2 Hydraulic Model Development

The City's GIS will be used to develop the model infrastructure within the selected software. The model will include the majority of the pipes, manholes and City's lift stations without any gaps in the City's GIS, as such, the new model will be considered an "all pipes" type model. It is anticipated that the model will include gravity pipes as low as 8 inches. The model will not include the laterals, branches, or smaller trunk sewers serving individual parcels within the basins.

4.3 Gap Analysis (Interpolation and Minimum Slope)

An interpolation and Minimum Slope per diameter will be used to populate the manhole structures with undefined bottom elevations. The connecting pipes will join these manholes at the reference bottom elevations.

4.4 Flow Monitoring Review

Consultant does not anticipate needing additional flow monitoring outside of data provided by LOTT, as part of their recurring flow monitoring campaign. A total of 3 or fewer flow meters will be used in this Task. The following data will be reviewed:

- Rainfall Data. Rainfall data from LOTT monitoring program will be reviewed and evaluated to identify any local rainfall variability and trends. The recent data will be used for model calibration.
- Flow Monitor Data Review. LOTT recent flow monitoring data will be reviewed to identify storm events that lead to wet weather flows in the collection system and are suitable for wet weather model calibration. The rainfall for specific events will be compared with the rainfall record to assess the individual storm sizes. Ideally, data will be available for three to five storms over the last several years. The data quality for the events will be evaluated for each meter and reviewed with the City. The Consultant and City will agree on which metered data for the storm events are most appropriate for model calibration.

4.5 Model Flow Allocation

Existing land use maps will be utilized to develop or confirm average dry weather flows (ADWF) for the modeled sewer basins. The flows will be confirmed with the flow monitoring data as well as the available flow data from the lift stations. Existing land use and currently served areas will be used to estimate flow factors per acre per land use category. The flow factor will be customized to match the observed existing ADWF and will be used to develop flow projections. For basins without measured flow data, flow factors will be assigned from a measured basin with similar land use characteristics.

ADWFs will then be allocated within the model at a parcel layer to Consultant-developed subcatchments. Subcatchments will be used for dry and wet weather flow allocation within the model.

4.6 Model Calibration

Calibration will focus on a quantitative approach based on the recommendations for hydraulic model verification contained in the "Code of Practice for the Hydraulic Modeling of Sewer Systems", version 3.001, published by the Wastewater Planning Group, a section of the Chartered Institution of Water and Environmental Management and the Consultant's expertise. These recommended calibration criteria include, but are not limited to, the following:

- The comparison period between observed and modeled events should last until flow has substantially returned to winter dry weather flow.
- Dry Weather Calibration:
 - » The peak hour and volume should be in the range of +/- 10 percent.
- Wet Weather Calibration:
 - » Observed and modeled hydrographs should meet the criteria for at least two out of three storm events.
 - » The peak hour flow should be in the range of +25 percent to -15 percent.
 - » The volume of flow should be in the range of +20 percent to -10 percent.

Existing flow depths and velocities will also be checked and calibrated.

To calibrate the model to dry weather flow conditions, flow monitoring data will provide custom hourly diurnal curves that establish the daily flow patterns for each metering basin. Model parameters will be adjusted, as needed, to best match the flow monitoring data.

To calibrate the model for wet weather conditions, rainfall information will aid in developing the required infiltration & inflow (I/I) estimations that enter the collection system during a storm event using the unit hydrograph RTK approach. It is recommended that the use of a single calibration period incorporating a number of independent rainfall events should be considered whenever possible. Model results will be reviewed and adjusted, as needed, to best match the flow monitoring, rainfall, and SCADA data.

4.7 Task 4 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

4.7.1 Meeting 5: Hydraulic Model Software Comparison

- Purpose: Discuss collection system modeling software comparison matrix and decide on modeling software to use for this project.
- Duration: 1 hour.
- Location: Virtual.

4.7.2 Meeting 6: Hydraulic Model Calibration

- Purpose: Review flow monitoring data and the hydraulic model calibration.
- Duration: 1.5 hours.
- Location: Virtual.

4.8 Draft and Final TM 1 – Hydraulic Model Development and Calibration

Consultant shall prepare a draft TM 1 – Hydraulic Model Development and Calibration summarizing the effort performed under all tasks above. Consultant shall update TM 1 to address any City comments to produce a Final draft as part of Task 4.

Task 4 Deliverables

- Calibrated hydraulic model.
- Draft and Final TM 1 and Record of Comments.
- Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 4.

Task 4 Assumptions

- City can provide all data requested in a timely manner, which includes but is not limited to the following:

- » City GIS geodatabase of sewer infrastructure.
 - » Pump station drawings, pump curves, and operational set points for all pump stations included in the hydraulic model.
 - » Record drawings of gravity and force mains for gaps found in the GIS data. If no record data is available, the City will provide input on addressing the specific data gap per Consultant's recommendation.
- City and Consultant will agree on software to convert to as part of Task 4.1.
 - City and Consultant will identify and agree upon lift stations to include in the model. No more than 5 private lift stations will be included.
 - LOTT can provide data for up to 3 meters (Capitol Lake Pump Station, OL25, and OL27).
 - Model calibration will be performed at up to 6 locations, including LOTT meter OL27, the southern connection to LOTT, and four lift stations.
 - If calibration cannot meet standards, issues assumed to be causing discrepancies will be documented.

TASK 5 COLLECTION SYSTEM ANALYSIS

The purpose of this task is to evaluate the capacity of the existing collection system and build the City's hydraulic model. The consultant will identify system deficiencies and recommend improvements.

5.1 Pipe Capacity Analysis

Consultant will perform a hydraulic capacity analysis for dry weather conditions and wet weather conditions using the 10-year design storm. The analysis will be performed for existing and buildout scenarios and will assist in identifying any system deficiencies and capacity issues. The buildout scenario will be used to size projects and develop recommendations. Subtasks include the following:

- Review related reports and studies for past capacity analyses and recommendations.
- Review current problem areas identified by the Public Works Department.
- Estimate the available capacity of each basin given existing infrastructure.
- Develop a future hydraulic modeling scenario that evaluates the impact of future growth and redevelopment projects on the collection system wastewater flows. Maps will be developed showing current and future deficiencies.
- Review and document resulting capacity deficiencies for existing and buildout conditions.
- Develop recommendations to address identified capacity deficiencies for buildout conditions.

5.2 Lift Station Capacity Evaluation

Consultant will use historical lift station pumping records to evaluate the capacity of the City's lift stations. Pumping records will be compared against the station capacity to determine the available capacity. A statistical analysis of pumping will be used to estimate the increase in flows due to I/I and the recent limited development. Increasing flows will be compared to remaining capacity to determine when lift station improvements will be needed. Furthermore, the capacities of the pump stations will be evaluated for their ability to convey peak flows under firm capacity for existing and buildout conditions. Possible

design solutions will be identified to address potential deficiencies and capital improvement recommendations will be developed.

5.3 I/I Evaluation

Develop I/I Metrics. Utilize data from previous studies and calibrated model results to develop and refine existing I/I metrics. LOTT publishes an annual report that details I/I throughout the service area and includes flow monitoring at the outlet of the City's sewer system into LOTT's. Using this report and data as a reference, peaking factors, peak I/I rates, depth to diameter ratios, and R-values will be developed for the City's wastewater basins. I/I metrics in conjunction with the calibrated model will be used to identify potential areas where I/I reduction may be cost-effective.

Review Potential Causes of I/I. Review basins identified with high I/I for potential causes of I/I, including a history of repairs, and pipe age and material. Review sewer and storm GIS data to identify potential connections. Plot areas of high I/I on a system map to identify geographic features of I/I causes.

I/I Basin Prioritization. Review existing metrics and potential causes to prioritize high I/I basins for further analysis, specifically assessing the value of addressing I/I causes rather than identifying pipelines in the basin for capacity increases. Depending on the results of this analysis, Consultant will develop pilot project(s) addressing I/I sources in high priority basins.

5.4 Task 5 Workshop(s)

Consultant shall coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

5.4.1 Meeting 7: System Analysis Deficiencies and Recommendations

- Purpose: Review system analysis, hydraulic capacity deficiencies, and possible design solutions.
- Duration: 2 hours.
- Location: In-person at City office.

5.5 Draft Chapter 4 – Collection System Analysis

Consultant shall prepare a draft Chapter 4 – Collection System Analysis. Consultant shall update Chapter 4 to address any City comments as part of Task 5.

Task 5 Deliverables

- Remaining Capacity Tool (Optional).
- Draft Chapter 4 and Record of Comments.
- Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 5.

Task 5 Assumptions

- City can provide all data requested in a timely manner.
- City will approve design standards and design storm.

- Capacity evaluation will be performed for two planning horizons: existing and buildout. The buildout scenario will be used to size recommendations and projects.

TASK 6 OPERATIONS AND MAINTENANCE

6.1 Review O&M

Summarize the City's O&M program, including both preventative and corrective maintenance. This includes the planned and scheduled activities, such as lift station inspection and maintenance, manhole inspection and maintenance, video inspection, root cutting, grease removal, and hydraulic line cleaning. Summarize O&M problem areas based on City provided data, such accumulation of solids or access issues. Maps will be prepared to aid in the review of O&M problem areas. Summarize customer-oriented programs, such as fats, oils, and grease (FOG), and the City's procedure to address suggestions/complaints. This task assumes the City will provide written materials for use in summarizing the existing O&M Program. The task assumes the Consultant will not prepare new summaries or documentation.

6.2 Collection System Condition Assessment

The Consultant will collect information regarding the City's asset management of pipes, manholes, and pump stations in preparation for developing a risk model. Consultant will use existing asset scoring and rating data from the City. This condition data will be reviewed and integrated from the City's asset management software into the Consultant's working version of the City's GIS.

6.2.1 Estimate Remaining Useful Life for Sewer Mains.

Using the CCTV and scoring data from the City and available GIS information (pipe material and age, primarily), Consultant will estimate the remaining useful life (RUL) of each pipe considering the value of replacing versus maintaining the pipe. It is expected that RUL will be based on sewer main age, material, and previously identified deficiencies. The RUL will be used to recommend the extent of the City's system replacement programs. Consultant will assist the City in incorporating RUL into its preferred asset management system, as directed by the City.

6.2.2 Risk Assessment

Consultant will develop a risk assessment to prioritize rehabilitation and repair (R&R) projects in conjunction with City staff. Consequence of failure (CoF) and likelihood of failure (LoF) criteria will be developed in conjunction with City staff to analyze risk in the sewer system. LoF will be developed using the condition assessment from the CCTV efforts as well as results of the RUL task, smoke testing data, and general maintenance and cleaning records. CoF will be determined based on readily available GIS data (i.e., roads, wetlands, proximity to hospitals, upstream service area) and the institutional knowledge of City staff. Weighting factors will be used to combine multiple vulnerabilities. The task will be at a conceptual planning level and does not include survey, site inspections, or other detailed investigations. Consultant will assist the City in incorporating risk assessment results into its preferred asset management system, as directed by the City.

6.2.3 Rehabilitation and Repair Plan

Consultant will create a conceptual plan for implementing the identified R&R improvements in a programmatic manner. The conceptual plan will document the quantity and timing for the recommended projects. A prioritized action workflow will be developed that uses the risk results and other data to determine which action (rehabilitation, replacement, inspection) each pipe receives. The prioritized plan workflow logic will be applied to calculate the long-term funding needs of the R&R Plan. Unit cost factors for each action by pipe diameter in tabular format will be developed in Task 7.1.

6.3 Task 6 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

6.3.1 Meeting 8: O&M

- Purpose: Meeting to outline O&M Practices.
- Duration: 1 hour.
- Location: Virtual over Teams.

6.3.2 Meeting 9: Rehabilitation and Repair Plan

- Purpose: Meeting to present results of the risk assessment and rehabilitation and repair plan.
- Duration: 1 hour.
- Location: In Person.

6.4 Draft Chapter 5 – O&M

Consultant will prepare a draft Chapter 5 – O&M. Consultant shall update Chapter 5 to address any City comments as part of Task 6.

Task 6 Deliverables

- Draft Chapter 5 – O&M and Record of Comments.
- Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 6.

Task 6 Assumptions

- The City will provide:
 - » Organization structure.
 - » Staffing levels and positions.
 - » Summary of ongoing maintenance activities and operational tasks.
 - » Current O&M funding.
 - » Planned or future O&M programs.
 - » Record keeping procedures.
 - » Existing NASSCO-adherent CCTV data and asset scoring.

- » Smoke testing data.
- » All requested and relevant existing documents and data.

TASK 7 CAPITAL IMPROVEMENT PROGRAM

7.1 Cost Estimates

Consultant will develop a Class 5 estimate of unit costs for new pipes and force mains (\$/LF by diameter and depth), new manholes (\$/manhole diameter), new pump station (\$/mgd), and pump station rehabilitation (\$/mgd). The Consultant will utilize bid tabs from recently completed City projects as well as the Consultants cost database.

7.2 Project Prioritization

Consultant will compile a comprehensive list of collection system CIP projects based on recommendations that resulted from the collection system analysis and the risk-based R&R program development. Consultant will develop a preliminary project prioritization strategy. In a workshop setting, Consultant will review the preliminary project prioritization strategy with City staff and establish the final project prioritization strategy. Consultant will assess, group, and prioritize the CIP projects according to the strategy. Once the projects are prioritized, Consultant will develop a preliminary project schedule. The project prioritization and schedule will be reviewed with City staff in a workshop setting.

7.3 Task 7 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

7.3.1 Meeting 10: CIP

- Purpose: Meeting to outline the assumptions and projects included in the City's CIP.
- Duration: 2 hours.
- Location: In Person.

7.4 Draft Chapter 6 – Capital Improvement Plan

Consultant will prepare a draft Chapter 6 – Capital Improvement Plan. Consultant will update Chapter 6 to address any City comments as part of Task 7.

Task 7 Deliverables

- Electronic CIP and corresponding GIS files (Optional).
- Draft Chapter 6 and Record of Comments.
- Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 7.

Task 7 Assumptions

- The City will provide:
 - » All requested and relevant existing documents and data.
 - » Bid tabs of recent projects, if available.

TASK 8 FINANCIAL ANALYSIS

The purpose of this task is to prepare a financial analysis chapter for the Plan.

8.1 Financial Analysis

8.1.1 Collect Data

Consultant will prepare a data request list and submit it to the City prior to the start of the task. As data are received, Consultant will review each data item for completeness and clarity in order to follow up with additional requests or questions if needed. Data items to be reviewed and analyzed include but are not limited to:

- Current budget documents.
- Three prior years of actual revenue and expenses.
- Debt schedules and bond covenants and/or loan agreements.
- Most recent Annual Comprehensive Financial Report.
- 10-Year Capital Improvement Plan.
- Applicable City policies.
- Three prior years of billing data for each customer.
- Relevant previous study reports, memos, models, etc.

8.1.2 Customer Billing and Statistical Data

This task includes a compilation of a three-year history of customer billing statistics in same format as the City's rate structure, by customer class and number of units, based on data availability. Consultant will perform a revenue test to confirm the accuracy of the billing and statistical data by applying the historical rates to the respective billing data to determine if calculated revenues are within a 1% margin of variance when compared to audited and reported base and volumetric rate revenues. Historical data will serve as the basis in the development of statistical projections.

8.1.3 Revenue Requirements

Consultant will develop a detailed financial forecast of revenues and expenses for the 10-year study period. Consultant will test the adequacy of revenues from the current rate structure to meet the City's policy objectives, beginning with three tests:

- Cash Flow Needs Review – do revenues exceed expenses?
- Debt Coverage Test – does the revenue structure provide enough revenues to meet debt coverage for any potential loans or bonds?

- Reserve Funds Review – are operating and capital reserve fund balances projected to meet or exceed policy targets?

Consultant will run scenarios with the CIP developed in Task 7 to assist the City with funding strategies.

8.1.4 Rate Design

Consultant will apply revenue increases identified in the Revenue Requirements task to each component of the existing wastewater rates and develop a five-year rate schedule.

Consultant will evaluate the affordability of the City's existing rates and the proposed rates using the affordability indices developed in the City's Water Rate Study.

8.1.5 Develop Rate Model

Consultant will develop a customized, Excel-based rate model for use by City staff to determine revenue requirements for a 10-year period. The model will include a user-friendly dashboard interface, which will allow the user to easily run various scenarios. Consultant will develop a user manual for the sewer rate model.

8.2 Task 8 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting.

8.2.1 Meeting 11: Financial Analysis

- Purpose: Meeting to review revenue requirement results and rate options.
- Duration: 2 hours.
- Location: Virtual over Teams.

8.3 Draft Chapter 7 – Financial Analysis

Consultant will prepare a draft Chapter 7 – Financial Analysis. Consultant shall update Chapter 7 to address any City comments as part of Task 8.

Task 8 Deliverables

- Five-year rate schedule.
- Rate model.
- Draft Chapter 7 and Record of Comments.
- Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 8.

Task 8 Assumptions

- The City will provide:
 - » All requested and relevant existing documents and data.

TASK 9 PLAN DEVELOPMENT

This task consists of the final development of the GSP report, as well as communication and coordination related to agency and council review of the draft GSP.

9.1 Draft Chapter 1 – Introduction & Executive Summary

Consultant will prepare a draft Chapter 1 – Introduction and an executive summary, summarizing each element of the GSP.

9.2 City Review Draft GSP

Consultant will develop City review draft and coordinate review by City staff. Under this task, the plan will be prepared incorporating the previous chapters according to the summary table above.

9.3 Agency Review Draft GSP

Consultant will incorporate City comments into an Agency Review Draft plan to be submitted for agency review. The City will submit Agency Review Draft to adjacent sewer providers, King County, and Ecology.

9.4 Final GSP

Consultant will review agency review letters for incorporation into the Final Plan. Delivery of the Final Plan will include one professional engineer (PE)-stamped PDF, and all electronic files.

9.5 Task 9 Workshop(s)

Consultant will coordinate and facilitate workshops, prepare agendas, and submit meeting minutes to the City for review and comment. The meeting minutes will state the objective of the meeting, general information shared during the meeting, assigned action items, and any decisions made during the meeting. Consultant will also provide support for up to 2 council meeting presentations.

9.5.1 Meeting 12: City Review Comments

- Purpose: City Review Draft comments.
- Duration: 1 hour.
- Location: Virtual over Teams.

9.5.2 Meeting 13: Agency Review Comments

- Purpose: Agency Review Draft Comments.
- Duration: 1.5 hours.
- Location: Virtual over Teams.

9.5.3 Council Meetings

- Purpose: Present GSP to City Council up to 2 times.
- Duration: 1 hour, each.
- Location: In-Person.

Task 9 Deliverables

- City Draft GSP and Record of Comments.
- Agency Draft GSP and Record of Comments.
- Final GSP.

Task 9 Assumptions

- The City will provide:
 - » All requested and relevant existing documents and data.
- City provides required documents for appendices, including acceptance ordinances.
- City comments on draft chapters will be reviewed and edits to the chapters performed.
- City will pay directly for any DOH review fees.
- Consultant will provide up to three printed copies of the final GSP.

OPTIONAL TASKS (Not included in LOE)

Remaining Capacity Tool

Consultant will prepare a tool for the City of Tumwater that can be used through the City's online GIS platform to read flow model data for each modelled pipe within the system. The tool will be used for rough estimates of a pipe's capability to convey flow from future development not already accounted for in the model, as well as estimated bypass pumping requirements and allowance of construction discharge. The remaining capacity tool will be limited to the extent of the hydraulic model domain.

Electronic CIP Development

Consultant will develop an electronic CIP in Microsoft Excel that details each project within the 20-year planning period. Each project will include project description, basis (relationship to identified capacity deficiency), estimated cost, and recommended year for implementation. The CIP projects that fall within the 10-year horizon will also be assigned a project type indicative of its funding source for financial planning. The project list will be included as an appendix to the GSP report. A corresponding GIS geodatabase and map PDFs will be developed as spatial representations of the Excel-based tool.

PROJECT SCHEDULE

The estimated project duration is 30 months following notice to proceed. This is inclusive of two-week City review periods for each project deliverable outlined in the above scope of work. An updated preliminary project schedule will be provided with the Project Charter.

Deliverables

The deliverables for this project include the following:

Task	Deliverable
Task 1	Monthly Progress Reports.
Task 1	Draft and Final PMP.
Task 1	Project Schedule.
Task 1	Agenda, meeting materials, and meeting summary documents for Kick-off Meeting.
Task 2	Flow Projection Parcel-based Excel Tool.
Task 2	Draft Chapter 2 – Policies and Criteria and Record of Comments.
Task 2	Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 2.
Task 3	Draft Chapter 3 – Existing Collection System Analysis and Record of Comments.
Task 3	Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 3.
Task 4	Calibrated Hydraulic Model.
Task 4	Draft and Final TM 1 and Record of Comments.
Task 4	Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 4.
Task 5	Remaining Capacity Tool (Optional).
Task 5	Draft Chapter 4 and Record of Comments.
Task 5	Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 5.
Task 6	Draft Chapter 5 – O&M and Record of Comments.
Task 6	Agendas, meeting materials, and meeting summary documents for Workshops and meetings identified in Task 6.
Task 7	Electronic CIP and corresponding GIS files (Optional).
Task 7	Draft Chapter 6 and Record of Comments.
Task 7	Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 7.
Task 8	Five-year rate schedule.
Task 8	Rate model.
Task 8	Draft Chapter 7 and Record of Comments.
Task 8	Agendas, meeting materials and meeting summary documents for Workshops and meetings identified in Task 7.
Task 9	City Draft GSP and Record of Comments.
Task 9	Agency Draft GSP and Record of Comments.
Task 9	Final GSP.

Meetings

The meetings proposed for this project are listed below and are described in detail in the scope of work section below.

Task	Meeting
Task 1	Meeting 1: Kick-Off
Task 2	Meeting 2: Policies and Criteria
Task 2	Meeting 3: Flow Projections
Task 3	Meeting 4: Review Existing System (combined with Meeting 2 - Policies and Criteria)
Task 4	Meeting 5: Hydraulic Model Software Comparison
Task 4	Meeting 6: Hydraulic Model Calibration
Task 5	Meeting 7: System Analysis Deficiencies and Recommendations
Task 6	Meeting 8: O&M
Task 6	Meeting 9: Rehabilitation and Repair Plan
Task 7	Meeting 10: CIP
Task 8	Meeting 11: Financial Analysis
Task 9	Meeting 12: City Review Comments
Task 9	Meeting 13: Agency Review Comments
Task 9	2 Council Meetings (Optional)

GENERAL PROJECT ASSUMPTIONS

The scope and fee for this planning effort is based on the following assumptions:

- All meetings/workshops will be held virtually via Microsoft Teams unless otherwise stated in specific scope task descriptions. In-person meetings will be held at City offices and will allow for hybrid participation.
- City staff will coordinate with all other City departments.
- Draft deliverables will be provided in electronic copy (.pdf and .docx) and transmitted via the project SharePoint site or secure file transfer.
- One round of review is assumed for each draft deliverable. The City will consolidate comments from multiple reviewers into a single set and resolve any internal conflicting comments prior to providing to the Consultant. City comments and Consultant responses to Draft TMs and chapters will be tracked via "red line" markups incorporated into an electronic version of the memo.
- The City will return comments on draft deliverables to the Consultant within two weeks of receiving a Draft TM or GSP section.
- For all workshops, Consultant will provide a draft Microsoft PowerPoint slide deck to the City one week ahead of the presentation.
- Meeting notes and related materials will be transmitted electronically (.pdf and/or .docx) via the project SharePoint site.

- The City will review and provide comments on the draft meeting minutes within two weeks of receiving the draft meeting minutes.
- Final deliverables will be provided in electronic copy (.pdf and .docx) and transmitted via the project SharePoint site or secure file transfer unless otherwise stated in the specific scope task descriptions. The City will print and produce additional copies of all documents as necessary for its use.
- All opinions of probable construction cost (OPCC) shall be a Class 5 level, as defined by American Association of Cost Engineering.
- In providing opinions of cost, financial analyses, economic feasibility projections, schedules, and quantity and/or quality estimates for potential projects, Consultant has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; the incoming water quality and/or quantity; the way City's plant(s) and/or associated processes are operated and/or maintained; and other economic and operational factors that may materially affect the ultimate project elements, including, but not limited to, cost or schedule. Therefore, Consultant makes no warranty that City's actual project costs, financial aspects, economic feasibility, schedules, and/or quantities or quality realized will not vary from Consultant's opinions, analyses, projections, or estimates.
- The City shall furnish Consultant available studies, reports and other data pertinent to Consultant's services; obtain or authorize Consultant to obtain or provide additional reports and data as required; furnish to Consultant services of others required for the performance of Consultant's services hereunder, and Consultant shall be entitled to use and reasonably rely upon all such information and services provided by the City or others in performing Consultant's services.
- The services to be performed by Consultant are intended solely for the benefit of the City. No person or entity not a signatory to this Task Order shall be entitled to rely on Consultant's performance of its services hereunder, and no right to assert a claim against Consultant by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Task Order or the performance of Consultant's services hereunder.

TASK / DESCRIPTION	Carollo Engineers, Inc.										Total Hours	Total Consultant Labor Cost	OTHER DIRECT COSTS			TOTAL COST
	LK, EW	AN	MM	NL	AW	JI	IB	KL	KC	Varies			Travel and Printing	PECE	Total ODC	
	PIC/QM	PM	Senior Professional	Staff Professional	O&M Lead Professional	Financial QM	Financial Lead Professional	Financial Analyst	GIS Technician	DP						
	\$ 325.00	\$ 270.00	\$ 215.00	\$ 165.00	\$ 235.00	\$ 325.00	\$ 275.00	\$ 235.00	\$ 140.00	\$ 135.00						
TASK 1 – PROJECT MANAGEMENT	20	69	38	4	6	0	6	0	1	38	182	\$ 42,290.00	\$ -	\$ 3,094.00	\$ 3,094.00	\$ 45,384.00
1.1 Project Document Management	1	1	4	1	0	0	0	0	0	0	7	\$ 1,620.00	\$ -	\$ 119.00	\$ 119.00	\$ 1,739.00
1.2 Project Management Plan	3	4	0	2	0	0	0	0	0	8	17	\$ 3,465.00	\$ -	\$ 289.00	\$ 289.00	\$ 3,754.00
1.3 Project Team Coordination	15	30	30	0	4	0	4	0	0	0	83	\$ 21,465.00	\$ -	\$ 1,411.00	\$ 1,411.00	\$ 22,876.00
1.4 Monthly Progress Report and Invoice	0	30	0	0	0	0	0	0	0	30	60	\$ 12,150.00	\$ -	\$ 1,020.00	\$ 1,020.00	\$ 13,170.00
1.5 Task 1 Workshop(s)	1	4	4	1	2	0	2	0	1	0	15	\$ 3,590.00	\$ -	\$ 255.00	\$ 255.00	\$ 3,845.00
1.5.1 Meeting 1: Kick-off (1 hour)	1	4	4	1	2	0	2	0	1	0	15	\$ 3,590.00	\$ -	\$ 255.00	\$ 255.00	\$ 3,845.00
TASK 2 – PLANNING CONSIDERATIONS	18	18	52	96	0	0	0	0	21	12	217	\$ 42,290.00	\$ 300.00	\$ 3,689.00	\$ 3,989.00	\$ 46,279.00
2.1 Policies, Criteria, and Standards Review	4	8	12	32	0	0	0	0	0	0	56	\$ 11,320.00	\$ -	\$ 952.00	\$ 952.00	\$ 12,272.00
2.2 Wastewater Flow Projections	8	4	12	40	0	0	0	0	12	0	76	\$ 14,540.00	\$ -	\$ 1,292.00	\$ 1,292.00	\$ 15,832.00
2.3 Task 2 Workshop(s)	2	4	12	12	0	0	0	0	3	0	33	\$ 6,710.00	\$ 300.00	\$ 561.00	\$ 861.00	\$ 7,571.00
2.3.1 Meeting 2: Policies and Criteria (1.5 hours)	1	2	6	6	0	0	0	0	0	0	15	\$ 3,145.00	\$ -	\$ 255.00	\$ 255.00	\$ 3,400.00
2.3.2 Meeting 3: Flow Projections (1.5 hours)	1	2	6	6	0	0	0	0	3	0	18	\$ 3,565.00	\$ 300.00	\$ 306.00	\$ 606.00	\$ 4,171.00
2.4 Draft Chapter 2: Planning Considerations	4	2	16	12	0	0	0	0	6	12	52	\$ 9,720.00	\$ -	\$ 884.00	\$ 884.00	\$ 10,604.00
TASK 3 – EXISTING SYSTEM	6	9	20	46	2	0	0	0	28	12	123	\$ 22,280.00		\$ 2,091.00	\$ 2,091.00	\$ 24,371.00
3.1 Data Request	0	4	4	8	2	0	0	0	2	0	20	\$ 4,010.00	\$ -	\$ 340.00	\$ 340.00	\$ 4,350.00
3.2 Existing System Review	2	4	8	20	0	0	0	0	16	0	50	\$ 8,990.00	\$ -	\$ 850.00	\$ 850.00	\$ 9,840.00
3.2.1 Service Area Characteristics	1	2	4	8	0	0	0	0	4	0	19	\$ 3,605.00	\$ -	\$ 323.00	\$ 323.00	\$ 3,928.00
3.2.2 Existing System Tables and Figures	1	2	4	12	0	0	0	0	12	0	31	\$ 5,385.00	\$ -	\$ 527.00	\$ 527.00	\$ 5,912.00
3.3 Task 3 Workshop(s)	0	0	2	2	0	0	0	0	2	0	6	\$ 1,040.00	\$ -	\$ 102.00	\$ 102.00	\$ 1,142.00
3.3.1 Meeting 4: Review Existing System (1.5 hours, combined with Meeting 2)	0	0	2	2	0	0	0	0	2	0	6	\$ 1,040.00	\$ -	\$ 102.00	\$ 102.00	\$ 1,142.00
3.4 Draft Chapter 3: Existing System	4	1	6	16	0	0	0	0	8	12	47	\$ 8,240.00	\$ -	\$ 799.00	\$ 799.00	\$ 9,039.00
TASK 4 - HYDRAULIC MODEL UPDATE	32	29	92	190	0	0	0	0	32	12	387	\$ 75,460.00		\$ 6,579.00	\$ 6,579.00	\$ 82,039.00
4.1 Collection System Modeling Software Comparison Matrix	4	4	4	8	0	0	0	0	0	0	20	\$ 4,560.00	\$ -	\$ 340.00	\$ 340.00	\$ 4,900.00
4.2 Model Development	4	4	16	40	0	0	0	0	12	0	76	\$ 14,100.00	\$ -	\$ 1,292.00	\$ 1,292.00	\$ 15,392.00
4.3 Gap Analysis (Interpolation and Minimum Slope)	0	4	6	12	0	0	0	0	2	0	24	\$ 4,630.00	\$ -	\$ 408.00	\$ 408.00	\$ 5,038.00
4.4 Flow Monitoring Review	4	4	4	16	0	0	0	0	2	0	30	\$ 6,160.00	\$ -	\$ 510.00	\$ 510.00	\$ 6,670.00
4.5 Model Flow Allocation	6	4	16	24	0	0	0	0	12	0	62	\$ 12,110.00	\$ -	\$ 1,054.00	\$ 1,054.00	\$ 13,164.00
4.6 Model Calibration	6	4	30	60	0	0	0	0	0	0	100	\$ 19,380.00	\$ -	\$ 1,700.00	\$ 1,700.00	\$ 21,080.00
4.7 Task 4 Workshop(s)	4	4	10	14	0	0	0	0	0	0	32	\$ 6,840.00	\$ -	\$ 544.00	\$ 544.00	\$ 7,384.00
4.7.1 Meeting 5: Hydraulic Model Software Comparison (1 hour)	2	2	4	6	0	0	0	0	0	0	14	\$ 3,040.00	\$ -	\$ 238.00	\$ 238.00	\$ 3,278.00
4.7.2 Meeting 6: Hydraulic Model Calibration (1.5 hours)	2	2	6	8	0	0	0	0	0	0	18	\$ 3,800.00	\$ -	\$ 306.00	\$ 306.00	\$ 4,106.00
4.8 Draft and Final TM 1 - Hydraulic Model Development and Calibration	4	1	6	16	0	0	0	0	4	12	43	\$ 7,680.00	\$ -	\$ 731.00	\$ 731.00	\$ 8,411.00
TASK 5 – COLLECTION SYSTEM ANALYSIS	24	15	50	140	40	0	0	0	22	24	315	\$ 61,420.00	\$ 300.00	\$ 5,355.00	\$ 5,655.00	\$ 67,075.00
5.1 Pipe Capacity Analysis	6	4	16	44	0	0	0	0	0	0	70	\$ 13,730.00	\$ -	\$ 1,190.00	\$ 1,190.00	\$ 14,920.00
5.2 Lift Station Capacity Evaluation	6	4	8	40	0	0	0	0	0	0	58	\$ 11,350.00	\$ -	\$ 986.00	\$ 986.00	\$ 12,336.00
5.3 I/I Evaluation	6	4	8	24	40	0	0	0	8	12	102	\$ 20,850.00	\$ -	\$ 1,734.00	\$ 1,734.00	\$ 22,584.00
5.4 Task 5 Workshop(s)	2	2	6	8	0	0	0	0	6	0	24	\$ 4,640.00	\$ 300.00	\$ 408.00	\$ 708.00	\$ 5,348.00
5.4.1 Meeting 7: System Analysis Deficiencies and Recommendations (2 hours)	2	2	6	8	0	0	0	0	6	0	24	\$ 4,640.00	\$ 300.00	\$ 408.00	\$ 708.00	\$ 5,348.00
5.5 Draft Chapter 4: Collection System Analysis	4	1	12	24	0	0	0	0	8	12	61	\$ 10,850.00	\$ -	\$ 1,037.00	\$ 1,037.00	\$ 11,887.00
TASK 6 – OPERATIONS AND MAINTENANCE	16	13	9	12	114	0	0	0	30	12	206	\$ 45,235.00	\$ 300.00	\$ 3,502.00	\$ 3,802.00	\$ 49,037.00
6.1 Review O&M	2	4	3	0	24	0	0	0	0	0	33	\$ 8,015.00	\$ -	\$ 561.00	\$ 561.00	\$ 8,576.00
6.2 Collection System Condition Assessment	8	4	3	0	54	0	0	0	12	0	81	\$ 18,695.00	\$ -	\$ 1,377.00	\$ 1,377.00	\$ 20,072.00
6.3 Task 6 Workshop(s)	2	4	3	12	12	0	0	0	8	0	41	\$ 8,295.00	\$ 300.00	\$ 697.00	\$ 997.00	\$ 9,292.00
6.3.1 Meeting 8: O&M (1 hour)	1	2	1	4	6	0	0	0	2	0	16	\$ 3,430.00	\$ -	\$ 272.00	\$ 272.00	\$ 3,702.00
6.3.2 Meeting 9: Rehabilitation and Repair Plan (1 hour)	1	2	2	8	6	0	0	0	6	0	25	\$ 4,865.00	\$ 300.00	\$ 425.00	\$ 725.00	\$ 5,590.00
6.4 Draft Chapter 5: O&M	4	1	0	0	24	0	0	0	10	12	51	\$ 10,230.00	\$ -	\$ 867.00	\$ 867.00	\$ 11,097.00
TASK 7 – CAPITAL IMPROVEMENT PLAN	17	11	34	80	0	0	0	0	19	12	173	\$ 33,285.00	\$ 300.00	\$ 2,941.00	\$ 3,241.00	\$ 36,526.00
7.1 Cost Estimates	6	4	12	32	0	0	0	0	0	0	54	\$ 10,890.00	\$ -	\$ 918.00	\$ 918.00	\$ 11,808.00
7.2 Project Prioritization	4	4	8	16	0	0	0	0	5	0	37	\$ 7,440.00	\$ -	\$ 629.00	\$ 629.00	\$ 8,069.00
7.3 Task 7 Workshop(s)	3	2	6	8	0	0	0	0	6	0	25	\$ 4,965.00	\$ 300.00	\$ 425.00	\$ 725.00	\$ 5,690.00

TASK / DESCRIPTION	Carollo Engineers, Inc.										Total Hours	Total Consultant Labor Cost	OTHER DIRECT COSTS			TOTAL COST
	LK, EW	AN	MM	NL	AW	JI	IB	KL	KC	Varies			Travel and Printing	PECE	Total ODC	
	PIC/QM	PM	Senior Professional	Staff Professional	O&M Lead Professional	Financial QM	Financial Lead Professional	Financial Analyst	GIS Technician	DP						
	\$ 325.00	\$ 270.00	\$ 215.00	\$ 165.00	\$ 235.00	\$ 325.00	\$ 275.00	\$ 235.00	\$ 140.00	\$ 135.00				\$ 17.00		
7.3.1 Meeting 10: CIP (2 hours)	3	2	6	8	0	0	0	0	6	0	25	\$ 4,965.00	\$ 300.00	\$ 425.00	\$ 725.00	\$ 5,690.00
7.4 Draft Chapter 6: Capital Improvement Plan	4	1	8	24	0	0	0	0	8	12	57	\$ 9,990.00	\$ -	\$ 969.00	\$ 969.00	\$ 10,959.00
TASK 8 – FINANCIAL ANALYSIS	4	13	0	0	0	11	56	99	0	12	195	\$ 48,670.00	\$ -	\$ 3,315.00	\$ 3,315.00	\$ 51,985.00
8.1 Financial Analysis	0	10	0	0	0	6	40	72	0	0	128	\$32,570.00	\$ -	\$2,176.00	\$2,176.00	\$34,746.00
8.1.1 Collect Data	0	2	0	0	0	0	4	6	0	0	12	\$3,050.00	\$ -	\$204.00	\$204.00	\$3,254.00
8.1.2 Customer Billing and Statistical Data	0	2	0	0	0	0	4	6	0	0	12	\$3,050.00	\$ -	\$204.00	\$204.00	\$3,254.00
8.1.3 Revenue Requirements	0	2	0	0	0	2	24	50	0	0	78	\$19,540.00	\$ -	\$1,326.00	\$1,326.00	\$20,866.00
8.1.4 Rate Design	0	2	0	0	0	2	4	6	0	0	14	\$3,700.00	\$ -	\$238.00	\$238.00	\$3,938.00
8.1.5 Develop Rate Model	0	2	0	0	0	2	4	4	0	0	12	\$3,230.00	\$ -	\$204.00	\$204.00	\$3,434.00
8.2 Task 8 Workshop(s)	0	2	0	0	0	1	4	3	0	0	10	\$2,670.00	\$ -	\$170.00	\$170.00	\$2,840.00
8.2.1 Meeting 11: Financial Analysis (2 hours)	0	2	0	0	0	1	4	3	0	0	10	\$2,670.00	\$ -	\$170.00	\$170.00	\$2,840.00
8.3 Draft Chapter 7 - Financial Analysis	4	1	0	0	0	4	12	24	0	12	57	\$13,430.00	\$ -	\$969.00	\$969.00	\$14,399.00
TASK 9 – PLAN DEVELOPMENT	28	38	52	92	0	0	0	0	22	88	320	\$ 60,680.00	\$ 5,600.00	\$ 5,440.00	\$ 11,040.00	\$ 71,720.00
9.1 Chapter 1: Introduction & Executive Summary	4	4	4	4	0	0	0	0	2	8	26	\$ 5,260.00	\$ -	\$ 442.00	\$ 442.00	\$ 5,702.00
9.2 City Review Draft GSP	6	6	12	32	0	0	0	0	8	32	96	\$ 16,870.00	\$ -	\$ 1,632.00	\$ 1,632.00	\$ 18,502.00
9.3 Agency Review Draft GSP	6	6	12	24	0	0	0	0	6	24	78	\$ 14,190.00	\$ -	\$ 1,326.00	\$ 1,326.00	\$ 15,516.00
9.4 Final GSP	6	6	8	16	0	0	0	0	6	24	66	\$ 12,010.00	\$ 5,000.00	\$ 1,122.00	\$ 6,122.00	\$ 18,132.00
9.5 Task 9 Workshop(s)	6	16	16	16	0	0	0	0	0	0	54	\$ 12,350.00	\$ 600.00	\$ 918.00	\$ 1,518.00	\$ 13,868.00
9.5.1 Meeting 12: City Review Comments (1 hour)	2	2	4	8	0	0	0	0	0	0	16	\$ 3,370.00	\$ -	\$ 272.00	\$ 272.00	\$ 3,642.00
9.5.2 Meeting 13: Agency Review Comments (1 hour)	2	2	4	8	0	0	0	0	0	0	16	\$ 3,370.00	\$ -	\$ 272.00	\$ 272.00	\$ 3,642.00
9.5.3 2 Council Meetings	2	12	8	0	0	0	0	0	0	0	22	\$ 5,610.00	\$ 600.00	\$ 374.00	\$ 974.00	\$ 6,584.00
Subtotal	165.0	215.0	347.0	660.0	162.0	11.0	62.0	99.0	175.0	222.0	2,118	\$ 431,610.00	\$ 6,800.00	\$ 36,006.00	\$ 42,806.00	\$ 474,416.00

Chapter 3.46

CITY CONTRACTS – NONDISCRIMINATION IN BENEFITS

Sections:

- 3.46.010 Definitions.
- 3.46.020 Nondiscrimination in benefits.
- 3.46.030 Limitations.
- 3.46.040 Powers and duties of the city administrator.
- 3.46.050 Appeals.
- 3.46.060 Effective date.

3.46.010 Definitions.

For the purpose of this chapter:

- A. “Contract” means a contract for public works, consulting, or supplies, material, equipment or services estimated to cost \$50,000 or more;
- B. “Contract awarding authority” means the city officer, department, commission, employee, or board authorized to enter into or to administer contracts on behalf of the city;
- C. “Domestic partner” means any person who is registered with his/her employer as a domestic partner or, in the absence of such employer-provided registry, is registered as a domestic partner with a governmental body pursuant to state or local law authorizing such registration. Any internal employer registry of domestic partnership must comply with criteria for domestic partnerships specified by rule by the city administrator;
- D. “Employee benefits” means the provision of bereavement leave; disability, life, and other types of insurance; family medical leave; health benefits; membership or membership discounts; moving expenses; pension and retirement benefits; vacation; travel benefits; and any other benefits given to employees; provided, that it does not include benefits to the extent that the application of the requirements of this chapter to such benefits may be preempted by federal or state law.

(Ord. O2000-028, Added, 02/06/2001)

3.46.020 Nondiscrimination in benefits.

A. No contractor on a city contract shall discriminate in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse. The contractor shall not be deemed to discriminate in the provision of employee benefits if, despite taking reasonable measures to do so, the contractor is unable to extend a particular employee benefit to domestic partners, so long as the contractor provides the employee with a cash equivalent.

B. Other Options for Compliance Allowed. Provided that a contractor does not discriminate in the provision of benefits between employees with spouses and employees with domestic partners, a contractor may:

1. Elect to provide benefits to individuals in addition to employees' spouses and employees' domestic partners;

2. Allow each employee to designate a legally domiciled member of the employee's household as being eligible for spousal equivalent benefits; or

3. Provide benefits neither to employees' spouses nor to employees' domestic partners.

C. Requirements Inapplicable Under Certain Conditions. The city administrator may waive the requirements of this chapter where:

1. Award of a contract or amendment is necessary to respond to an emergency;

2. The contractor is a sole source;

3. No compliant contractors are capable of providing goods or services that respond to the city's requirements;

4. The contractor is a public entity;

5. The requirements are inconsistent with a grant, subvention or agreement with a public agency;

6. The city is purchasing through a cooperative or joint purchasing agreement.

D. Requests for waivers of the terms of this chapter are to be made to the city administrator by the contract awarding authority. Decisions by the city administrator to issue or deny waivers are final unless appealed pursuant to TMC 3.46.050.

E. The city administrator shall reject an entity's bid or proposal, or terminate a contract, if the city administrator determines that the entity was set up, or is being used, for the purpose of evading the intent of this chapter.

F. No contract awarding authority shall execute a contract with a contractor unless such contractor has agreed that the contractor will not discriminate in the provision of employee benefits as provided for in this chapter.

G. All contracts awarded by the city shall contain provisions prohibiting discrimination in the provision of employee benefits, including provisions containing appropriate remedies for the breach thereof as prescribed by this chapter, except as exempted by this chapter or rule.

(Ord. O2000-028, Added, 02/06/2001)

3.46.030 Limitations.

The requirements of this chapter only shall apply to those portions of a contractor's operations that occur:

A. Within the city;

B. On real property outside of the city if the property is owned by the city or if the city has a right to occupy the property, and if the contractor's presence at that location is connected to a contract with the city; and

C. Elsewhere in the United States where work related to a city contract is being performed. The requirements of this chapter shall not apply to subcontracts or subcontractors of any contract or contractor.

(Ord. O2000-028, Added, 02/06/2001)

3.46.040 Powers and duties of the city administrator.

The city administrator shall have the power to:

- A. Adopt rules and regulations in accordance with this chapter establishing standards and procedures for effectively carrying out this chapter;
- B. Determine and impose appropriate sanctions and/or liquidated damages for violation of this chapter by contractors including, but not limited to:
 - 1. Disqualification of the contractor from bidding on or being awarded a city contract for a period of up to five years; and
 - 2. Contractual remedies, including, but not limited to, liquidated damages and termination of the contract;
- C. Examine contractor's benefit programs covered by this chapter;
- D. Impose other appropriate contractual and civil remedies and sanctions for violations of this chapter;
- E. Allow for remedial action after a finding of noncompliance, as specified by rule;
- F. Perform such other duties as may be required by ordinance or which are necessary to implement the purposes of this chapter.

(Ord. O2000-028, Added, 02/06/2001)

3.46.050 Appeals.

Any aggrieved party may appeal a decision of the city administrator to the mayor by the submittal of a written request to the city attorney within ten working days of the decision to be appealed. The mayor's decision will be in writing with findings identified upon which the decision was made. Subsequent appeal will be to the Thurston County superior court.

(Ord. O2000-028, Added, 02/06/2001)

3.46.060 Effective date.

The provisions of this chapter shall apply to any contract awarded on or after January 2, 2002.

(Ord. O2000-028, Added, 02/06/2001)

TO: City Council
 FROM: Alyssa Jones Wood, Sustainability Manager
 DATE: December 2, 2025
 SUBJECT: Technical Services Agreement with King County for Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin

1) Recommended Action:

Approve and authorize the Mayor to sign the Technical Services Agreement with King County for the Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin.

This agreement was recommended for approval via consent calendar by the Public Works Committee at their November 20, 2025 meeting.

2) Background:

To be most effective for our community, city climate work must include both reducing emissions and adapting to climate hazards. To date, the city has focused on emissions reductions with the implementation of the Thurston Climate Mitigation Plan. The work proposed under this contract will provide data on the city's sensitivities, exposure, and adaptive capacity to climate hazards and will recommend projects to increase the city's resilience long term. Many actions in the Climate Element of the Comprehensive Plan will be informed by the findings of this work.

3) Policy Support:

- City Council Strategic Priorities and Goals 2025 – 2026: Be a leader in Environmental Health and Sustainability.
 - Draft Climate Element of the Tumwater Comprehensive Plan (2025 Update), Draft Implementation Action CL-3.1.1.
-

4) Alternatives:

- ☐ Do not complete the vulnerability assessment. The result of this would result in changing climate conditions not being considered in the design of city infrastructure, programs, and community impacts.
-

5) Fiscal Notes:

This Technical Services Agreement incurs no cost to the city other than staff time.

6) Attachments:

A. Technical Services Agreement with King County

**Technical Services Agreement
Between King County and City of Tumwater
For Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin**

This Technical Services Agreement (“Agreement”) is made and entered into by King County, as represented by its Executive Climate Office on behalf of the Puget Sound Climate Preparedness Collaborative (Collaborative), hereinafter referred to collectively as “County,” and City of Tumwater, hereinafter referred to as “Cohort Participant” (collectively referred to as the “Parties”) in order for the County to provide technical services to support the Cohort Participant’s climate preparedness activity project (the “Project”).

The Parties mutually agree as follows:

I. Purpose

The purpose of this Agreement is to provide a mechanism to execute, and establish expectations for, the Small Communities Cohort Program, as described in Exhibit A, attached to this Agreement and incorporated herein. King County will facilitate the Collaborative’s retention of Small Community Cohort Fellows (“Cohort Fellow”) who will work with Cohort Participants to refine and develop Projects consistent with the Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin grant awarded by the National Oceanic and Atmospheric Administration (“NOAA Grant”), Award Number NA24NOSX473C0116-T1-01 / NA24NOSX473C0116 / Mod 0.

II. Management of Technical Services Provision

- A. The provision of services under this Agreement will be managed for the County by the King County Climate Preparedness Manager, or other staff as designated by the County, and by Cohort Participant staff as may be designated by the Cohort Participant (“Project Administrator”).
- B. In the event that a dispute arises under this Agreement, it shall be resolved by and between the King County Climate Preparedness Manager and the Project Administrator. If the dispute cannot be resolved at that level, it shall be referred for resolution to the Director of the King County Executive Climate Office and the Director of the Water Resources & Sustainability Department. This dispute resolution provision shall not be construed as prohibiting either Party from seeking enforcement of the terms of this Agreement, or relief or remedy from a breach of the terms of this Agreement, in law or in equity. Venue for dispute resolution will be King County, Washington.

III. Responsibilities

A. Responsibilities of both Parties

- a. The Parties agree to work together to refine and finalize the Project scope of work as submitted by the Cohort Participant and selected by the County, consistent with the NOAA Grant. The Project scope of work is described in Exhibit B attached hereto and incorporated by reference. The final Project scope of work, as agreed to by the Parties in writing, will include Project tasks, a Project timeline, and Project deliverables.
- b. Changes in Project tasks, timeline, and/or deliverables must be agreed upon in writing, and in advance of taking action on any such changes, by the County and Cohort Participant.
- c. The Parties shall not, on the grounds of sex, race, color, gender, age, creed, disability, marital status, national origin, religion, pregnancy, gender identity or expression, domestic violence victimization, sexual orientation, honorably discharged veteran or military status, use of a service or assistive animal by a person with a disability, or any other status protected by federal, state or local law, exclude any person from participation in, or deny any person the benefits of, the work encompassed within the Project. Additionally, the Parties shall not, and shall not allow or permit, retaliation of any kind against anyone who in good faith reports incidents of harassment, discrimination, or inappropriate conduct.

B. Cohort Participant Responsibilities

- a. In addition to the responsibilities outlined in Section III (A), above, the Cohort Participant shall also be responsible for:
 - i. Granting written permission to the County, through signature of this agreement, to identify the Cohort Participant as a participant of the NOAA Grant.
 - ii. Providing informational and advertising materials, inclusive of logos, for the County and Collaborative website, social media, and other public facing interfaces.
 - iii. Providing input on, and supporting implementation of, Project tasks undertaken by the County in accordance with the Project scope of work as described in Exhibit B and any amendments thereto. This may include providing input via meetings, emails, or phone calls; document review; helping to connect County staff with relevant community documents; and other as-needed support necessary to successful completion of the work.

C. County Responsibilities

- a. The County, on behalf of the Collaborative, shall be responsible for:
 - i. Assigning a Small Community Cohort Program Fellow (“Cohort Fellow”) to the Project. The Cohort Fellow may have up to four communities assigned to their

work portfolio at any given point in time. Ensuring Cohort Fellows are supporting the needs of the Project. Cohort Fellows will be expected to assist with: (1) research; (2) facilitating meetings; (3) coordinating; (4) working with technical consultants; (5) developing project materials, as identified in the finalized Cohort work plan; (6) quarterly reporting; and project management; (7) completion of a final Cohort Program Report and community case studies; and (8) other duties as assigned and relevant to completing the Project scope of work.

- ii. Contracting with any consultant(s) identified by both Parties in supporting the project. The Cohort Participant will receive a maximum of \$32,708 worth of time in as-needed professional consulting services, to be paid for directly by the County, unless approved otherwise by King County.
- iii. Supervising all Cohort Fellows, King County Project staff, and contracting time paid for with NOAA funds. For environmental compliance purposes, all work performed and completed using NOAA funds will be in accordance with applicable federal, state, and local laws, and will adhere to best management practices and NOAA grant requirements.

IV. Duration, Termination, and Amendment

- A. This Agreement shall be effective upon the date of the last signature affixed below, and will expire on December 31, 2027 unless terminated sooner or extended as provided herein.
- B. This Agreement may be terminated by either Party upon 30 days written notice.
- C. This Agreement may be amended or extended only by written agreement of the Parties.
- D. This Agreement is not assignable by either Party, either in whole or in part.
- E. This Agreement is made and entered into for the sole protection and benefit of the Parties hereto and their successors and assigns. No other person will have any right of action based upon any provision of this Agreement.
- F. No joint venture or partnership is formed as a result of this Agreement. No employees, agents or subcontractors of one Party will be deemed, or represent themselves to be, employees of any other Party.
- G. This Agreement is a complete expression of the intent of the Parties and any oral or written representations or understandings not incorporated herein are excluded. Waiver of any default shall not be deemed to be waiver of any subsequent default. Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the Parties which shall be attached to the

original Agreement.

- H. The Parties' obligations under this Agreement are contingent upon the ongoing availability of funds under the NOAA Grant during the duration of this Agreement. If funding under the NOAA Grant ceases, the County will provide notice to Cohort Participant and the Agreement may be terminated, pursuant to Section IV, above.

V. Indemnification and Hold Harmless

County shall protect, defend, indemnify, and save harmless the Cohort Participant, its officers, officials, and employees, while acting within the scope of their employment, from any and all costs, claims, judgments, and/or awards of damages, arising out of or in any way resulting from County's own negligent acts or omissions, or the negligent acts or omissions of County's officials, officers, or employees arising under the terms of this Agreement. The Cohort Participant shall protect, defend, indemnify, and save harmless County, its officers, officials, and employees, while acting within the scope of their employment, from any and all costs, claims, judgments, and/or awards of damages, arising out of or in any way resulting from the Cohort Participant's own negligent acts or omissions, or the negligent acts or omissions of the Cohort Participant's officials, officers or employees arising under the terms of this Agreement. Each Party agrees that its obligations under this Article V extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each Party, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW. In the event that either Party incurs any judgment, award, and/or cost arising therefrom, including attorney's fees, to enforce the provisions of this Article, all such fees, expenses, and costs shall be recoverable from the responsible Party to the extent of that Party's culpability. The indemnification provided for in this Article V shall survive the termination of this Agreement.

****Signatures on the following page****

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the
____ day of _____, 2025.

King County:

APPROVED AS TO FORM

By:

Title: Deputy Prosecuting Attorney

By:

Title: Director, Executive Climate Office

City of Tumwater:

APPROVED AS TO FORM

By: Karen Kirkpatrick

Title: City Attorney

By: Debbie Sullivan

Title: Mayor

ATTEST:

By: Melody Valiant

Title: City Clerk

Exhibit A

Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin

Project Narrative

The following is an excerpt from the project narrative describing the National Oceanic and Atmospheric Administration (NOAA) Climate Resilience Regional Challenge grant awarded to King County on behalf of the Puget Sound Climate Preparedness Collaborative. For the full project summary and project narrative, please email PSCPC@Kingcounty.gov.

Task 2. Create a Small Communities Cohort Program to support climate preparedness in smaller and less resourced jurisdictions and Tribes.

In western Washington, many smaller urban and rural jurisdictions and Tribes reside in areas that are prone to coastal flooding, river flooding, wildfire, and wildfire smoke. However, these same jurisdictions and Tribes often lack the staffing, funding, or other resources to address their specific climate preparedness and resilience needs. This can exacerbate existing inequities that increase the vulnerability of residents in those communities to climate change.

Task 2 will help address these challenges by building capacity for climate preparedness planning and implementation in smaller and less resourced jurisdictions and Tribes in the Puget Sound basin. This will be done by:

- Engaging smaller and less-resourced jurisdictions and Tribes to identify and support climate preparedness information and resource needs specific to those communities. (Task 2.1)
- Creating a Small Communities Cohort Program to directly support work on community-identified climate preparedness priorities in nine to 12 smaller and less-resourced jurisdictions and Tribes. (Task 2.2)

Smaller and less resourced jurisdictions are currently defined as jurisdictions with 50,000 or fewer residents and/or communities with 15 percent or more of the population living at 200 percent of poverty level or lower. All Coast Salish Tribes are automatically included in the scope of Task 2 programming. Criteria will be finalized as part of Task 2 implementation. Task deliverables and anticipated completion dates are included at the end of this task description.

Task 2.1 Engage smaller and less-resourced jurisdictions and Tribes to identify and support climate preparedness information and resource needs specific to those communities.

Collaborative staff will conduct outreach to smaller and less resourced jurisdictions and Tribes in the Puget Sound region for the purpose of: 1) identifying climate preparedness information and resource needs specific to these communities, 2) ensuring that Collaborative programming and technical resources are addressing those needs, and 3) raising awareness about the Collaborative, the Small Communities Cohort Program, and other ways that participation in the Collaborative can support their climate preparedness work.

Task 2.1 outreach will include an electronic survey of smaller and less resourced jurisdictions and Tribes, to be conducted as part of the community preparedness needs survey in Task 1.1. An estimated 15 jurisdictions and Tribes will also be selected for more in-depth phone interviews. Collaborative staff will use federal and state data to identify jurisdictions that meet final criteria for smaller and less resourced jurisdictions.

Survey results will be used to ensure that the full range of Collaborative programming described in this proposal is responsive to the needs of smaller and less resourced jurisdictions and Tribes. This includes

Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin

integrating identified needs/topics into Collaborative calls, webinars, and convenings; hosting webinars specifically for smaller and less resourced communities; and providing technical resources that address the specific needs of smaller and less resourced jurisdictions and Tribes. This integration will be documented in work plans developed in Task 1.

Task 2.2. Create a Small Communities Cohort Program to directly support work on community-identified climate preparedness priorities.

The Collaborative will create a Small Communities Cohort Program providing up to 24 months of capacity support for climate preparedness work in nine to 12 smaller and less resourced jurisdictions and Tribes in the Puget Sound region. The program will help participating jurisdictions and Tribes implement one or more climate preparedness priorities by providing staffing support and up to 100 hours of consulting assistance per community. The approach will also support the development of a peer cohort, case studies, and technical resources that benefit other smaller and less resourced jurisdictions and Tribes in the Puget Sound region. There is no cost to participating jurisdictions and Tribes.

The following summarizes the Collaborative's planned approach to the Small Communities Cohort Program. Some adjustments may be needed to accommodate community and implementation needs.

Cohort Selection. Cohort jurisdictions and Tribes will be selected via an application process in which applicants identify the climate preparedness activity(ies) they would like supported. Proposed activities should take a maximum of 18 months to complete. Advanced notice of the opportunity will be provided prior to opening the application period to give communities time to identify candidate projects. Collaborative staff will be available to provide pre-application guidance and assistance to interested jurisdictions and Tribes. The Collaborative Steering Committee, Collaborative Program Coordinator, and King County Climate Preparedness Program Manager will review and select Cohort participants.

Collaborative staff will work with selected Cohort participants to refine project ideas before finalizing Cohort work plans. To the degree possible, participants will be grouped thematically based on project type (e.g., vulnerability assessment), climate impacts (e.g., coastal flooding, wildfire), or geography to help leverage resources and build peer partnerships. Three Cohort sub-groups with up to four jurisdictions and/or Tribes each will be created and staffed. Support needs and guidelines for allocating time between projects will be identified as part project finalization.

Cohort Program Staffing. The Collaborative anticipates hiring three Small Community Cohort Fellows annually (or up to six Fellows total) for the two years that the Cohort Program hosts participants. Each Cohort Fellow will be assigned to one of three Cohort sub-groups. Cohort Fellows will be responsible for supporting implementation of community projects in their Cohort sub-group, including research, facilitating meetings, coordinating and working with technical consultants, developing project materials, quarterly reporting, and project management. Additional support for integration of equity and Tribal priorities in the Small Communities Cohort Program will be provided by the Climate Equity and Tribal Partnerships Fellows described in Tasks 3 and 4.

The Collaborative will tap into climate-focused early career programs like [CivicSpark Fellows](#), [Washington Climate Corps Network](#), and [American Climate Corps](#) for staffing the Cohort sub-groups and supporting community projects. Local cost share requirements for hosting Fellows will be covered by this grant, eliminating the cost for Cohort communities. Cohort Fellows will be hosted by King County and supervised by King County's Climate Preparedness Program Manager. Additional supervisory support will be provided by the Program Coordinator. The Climate Preparedness Program Manager and Program Coordinator will work with outgoing and incoming Fellows to ensure a smooth transition between

Regional Collaboration for Better Resilience Outcomes in the Puget Sound Basin

Fellows.

Consulting Support. In addition to staffing support from the Cohort Fellows, each participating jurisdiction or Tribe will receive up to 100 hours of professional consulting services to support their project. Anticipated consultant support needs will be identified as part of project finalization but will remain flexible to accommodate needs that emerge as work gets underway. King County will contract with the consultant(s) and oversee the consulting support provided to jurisdictions.

Assessment and Knowledge Sharing. Interim and final program evaluation, inclusive of accomplishments, lessons learned, recommended improvements, and insights gained through the work with the Cohort communities will be documented in Cohort Program reports prepared by the Cohort Fellows. Cohort community case studies will also be developed and shared via Collaborative programming (webinars, monthly meetings, etc.), the Collaborative website, and workshops or conferences. Additionally, insights gained throughout the program will be integrated into the range of Collaborative programming activities described in this proposal.

Task 2. Deliverables and anticipated completion dates	
2.1. Community needs survey developed and administered for smaller and less resourced jurisdictions and Tribes (conducted as part of Task 1.1 survey work). Start promoting Small Community Cohort Program and anticipated application period to candidate communities as part of survey outreach.	Q1-Q2 2025
2.2. Technical memo summarizing small community survey responses and recommendations for supporting needs via the Small Communities Cohort Program and other Collaborative grant activities finalized.	Q2 2025
2.3. Small Communities Cohort Program qualifying criteria, program guidelines, and application materials finalized. Small Communities Cohort Program application period opened.	Q2 2025
2.4. Cohort communities selected and community projects finalized.	Q3 - Q4 2025
2.5. 2026 Small Community Cohort Fellows hired and placed with Cohort groups.	Q4 2025 -Q3 2026
2.6. Consultant services for Cohort communities secured. Consultant work occurring as-needed through project completion.	Q4 2025; Q1 2026-Q3 2027
2.7. Quarterly progress reports from Fellows on Cohort activities completed.	Q1 2026 - Q4 2027
2.8. 2027 Cohort Fellows hired and placed with Cohort groups. Project work continues.	Q4 2026 – Q3 2027
2.9. Cohort community projects completed.	Q3 2027
2.10. Interim and final program evaluation reports. Case studies developed	Q4 2026, Q4 2027

Small Communities Cohort Program – Scope of Work

Participating Community: City of Tumwater

Background

The Puget Sound Climate Preparedness Collaborative (Collaborative) is a network of local and county governments, Tribes, and organizations in the Puget Sound basin working together to advance climate preparedness. In 2024, the Collaborative was awarded a three-year federal grant from the National Oceanic and Atmospheric Administration to expand climate adaptation learning, collaboration, and technical support opportunities for Puget Sound jurisdictions and Tribes. As part of the grant, the Collaborative launched a Small Communities Cohort Program designed to provide shared staffing and consulting support for climate preparedness projects by Tribes and smaller and less-resourced jurisdictions across the Puget Sound region.

This document contains the scope of work for climate preparedness projects proposed by the City of Tumwater as part of the Collaborative’s Small Communities Cohort Program. The City of Tumwater, as a small and limited resource community, has done extremely limited work on assessing the hazards of climate change. Knowing what is coming with regards to climate-related disruptions, stressors, and impacts is important for preparing for and responding to climate impacts. Recognizing this, Tumwater has included an action to complete a Climate Change Vulnerability Assessment as part of the City’s soon to be adopted Comprehensive Plan Climate Element.

Project Overview

The goals of this project are to complete a climate change vulnerability assessment and adaptation plan for the City of Tumwater covering Tumwater communities, built assets, natural assets, and City operations and services. Knowing the areas, assets, and populations most at risk will help the City plan, allocate resources, prioritize, and begin adaptation to build resilience. The project will entail:

1. Completing an initial exposure assessment to identify climate hazards most relevant to the City of Tumwater;
2. Engaging Tumwater staff and community members to assess vulnerability to identified climate hazards and identify adaptation options;
3. Summarizing results in a City of Tumwater Climate Change Vulnerability Assessment and Adaptation Plan; and
4. Time and resources permitting, working with City of Tumwater staff to support climate plan integration and implementation.

Details for each of these tasks are described below. For the purposes of this scope, “Project Team” refers to Puget Sound Climate Preparedness Collaborative staff assigned to support this

project. “Tumwater Project Administrators” refers to City of Tumwater staff serving as project points of contact and liaisons to the Project Team.

Task 1: Initial Exposure Assessment

Description. To help set the context for remaining tasks in this project, the Project Team will conduct a literature review focused on known and projected climate hazards affecting the City of Tumwater and provide a preliminary assessment of communities, assets, and operations and services exposed to those hazards. Climate hazards to be covered in the literature review include extreme heat, changes in precipitation, changes in intensity/frequency of extreme rainfall events, sea level rise, wildfire, wildfire smoke exposure, and changes in snowpack. Work on Task 1 includes:

- 1.1 *Finalize task scope.* Finalize task scope, work plan, and technical information needs in coordination with Tumwater Project Administrators.
- 1.2 *Literature review.* Review existing literature and other information resources, including information on observed and projected changes in climate affecting Tumwater, regional vulnerability assessments and resiliency plans that may be relevant to Tumwater’s efforts, and relevant City mapping and plans.
- 1.3 *Sea level rise data layer assessment.* Assess feasibility of developing a new sea level rise data layer that accounts for future sea level rise risks associated with the 5th Ave dam removal in Olympia. If feasible, work with subject matter experts and city GIS staff to develop the new layer.
- 1.4 *Preliminary exposure assessment.* Conduct an initial assessment of communities, assets, and operations and services in the City of Tumwater that may be exposed to identified climate hazards. Initial findings will be refined in Task 2 engagement activities.
- 1.5 *Technical memo.* Draft a technical memo summarizing results from the literature review and preliminary exposure assessment. This includes summary information on projected impacts, an initial exposure assessment and prioritization of climate hazards and impacts, and proposed structure for Tumwater’s climate change vulnerability assessment. Technical memo details will be developed in consultation with Tumwater Project Administrators.

Task 1 deliverables and due dates:

Task Deliverable	Due Date
1a. Draft technical memo summarizing literature review and preliminary exposure assessment (review draft)	January 31, 2026
1b. Final technical memo summarizing literature review and preliminary exposure assessment	March 15, 2026

Task 2: Assess Vulnerability and Adaptation Actions

Description. The Project Team will complete staff and community engagement to assess sensitivity and adaptive capacity to the hazards identified in Task 1. Work on Task 2 includes:

- 2.1 *Finalize task scope.* Finalize task scope and work plan in coordination with Tumwater Project Administrators.
- 2.2 *Staff engagement.* Conduct interviews and/or one or more workshops with Tumwater staff to identify, assess, and prioritize climate vulnerabilities and adaptation actions. Task activities will be planned and scheduled in coordination with Tumwater Project Administrators.
- 2.3 *Community engagement.* Engage Tumwater community members to identify, assess, and prioritize climate vulnerabilities and adaptation actions. This engagement may include conducting community member interviews and/or conducting one or more workshops with the community. Task activities will be planned and scheduled in coordination with Tumwater Project Administrators.

Task 2 deliverables and due dates:

Task Deliverable	Due Date
2a. Technical memo summarizing staff engagement findings	May 1, 2026
2b. Technical memo summarizing community engagement findings	July 30, 2026
2c. Technical memo summarizing overall Task 2 findings	Sept 15, 2026

Task 3: Prepare Climate Change Vulnerability Assessment and Adaptation Plan

Description. The Project Team will compile information gathered in Tasks 1 and 2 to create a final Climate Change Vulnerability Assessment and Adaptation Plan. Work on Task 3 includes:

- 3.1 *Draft final report.* Develop climate change vulnerability assessment and adaptation plan, including one review draft.

Task 3 deliverables and due dates:

Task Deliverable	Due Date
3a. Review draft of climate change vulnerability assessment and adaptation plan	November 1, 2026
3b. Final draft of climate change vulnerability assessment and adaptation plan	December 15, 2026

Task 4: Climate Plan Integration

Description: Time and resources permitting, the project Team will work with City of Tumwater staff to support climate plan integration and implementation. This may include drafting language to incorporate results into the Tumwater Annex of the Thurston County Hazard Mitigation Plan, identifying specific projects and opportunities that Tumwater can leverage to maximize funding, and identifying areas at high risk from climate impacts that will require substantial adaptation activities or the managed retreat of the entire community, and/or developing decision support tools or internal/external engagement resources that support ongoing work on climate preparedness.

- 4.1 *Finalize task scope.* Finalize task scope and work plan in coordination with Tumwater Project Administrators.
- 4.2 *Implement task activities.* Complete task activities as identified in task scope.

Task Deliverable	Due Date
4a. Technical memo outlining task scope and timeframe	January 31, 2027
4b. Final deliverable(s) per 4a task scope	June 30, 2027

Project Schedule

The project work period is October 20, 2025 through June 30, 2027. The general task schedule is provided below.

Task	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027
1 – Exposure Assessment							
2 – Assess Vulnerability and Adaptation Actions							
3 – Prepare Vulnerability Assessment and Adaptation Plan							
4 - Climate Plan Integration							

Key Personnel

Tumwater Project Administrators

- Alyssa Jones Wood, Sustainability Manager

Puget Sound Climate Preparedness Collaborative Project Staff

- Phebe Rutledge (staff lead)
- Lara Whitely Binder, King County Climate Preparedness Manager (supervisor)
- LaKecia Farmer, Project Manager (supervisor)

TO: City Council
 FROM: Brandon Hicks, Transportation & Engineering Director
 DATE: December 2, 2025
 SUBJECT: Resolution No. R2025-020, Craft District Development Agreement Amendment No. 4

1) Recommended Action:

Adopt Resolution No. R2025-020, Craft District Development Agreement Amendment No. 4.

The Public Works Committee recommended this ordinance for adoption at their November 20, 2025 meeting after holding a public hearing at a City Council Meeting.

2) Background:

The Council adopted Resolution No. R2018-008, approving a development agreement with the Craft District ("District") at the February 20, 2018, Council meeting. The agreement addressed construction of public improvements related to the development of District property and the City's Tumwater Valley Drive Realignment project. Council later adopted Resolution No. R2020-026, approving a time extension, at the December 1, 2020, Council meeting. Resolution No. R2021-012 was adopted at the December 3, 2021, Council meeting, increasing the limits of the development agreement, adding additional public improvements, increasing development fee credits, and providing minimum requirements for use of development fee credits and further development of District property. Resolution No. R2023-010 was adopted at the June 6, 2023, Council meeting to extend the term of the Agreement to December 31, 2025.

The extended term of the agreement has expired, however City and District improvements included in the development agreement have not been completed due to commercial market conditions.

3) Policy Support:

Pursue and Support Targeted Community and Economic Development Opportunities

- Support the Tumwater Craft movement

4) Alternatives:

☐ Recommend changes or another course of action.

5) Fiscal Notes:

The funds for the City's share of the agreement are primarily from the Transportation CFP Water CFP, and Parks Impact Fees.

6) Attachments:

A. Resolution No. R2025-020

RESOLUTION NO. R2025-020

A RESOLUTION of the City Council of the City of Tumwater, Washington, adopting a Fourth Amendment to the Development Agreement related to the development of property owned by Craft District and located in the vicinity of Capitol Boulevard and E Street and the infrastructure to be constructed to support the development.

WHEREAS, the Tumwater City Council approved a Development Agreement between the City and District on February 20, 2018, by Resolution R2018-008; and

WHEREAS, the Tumwater City Council approved the First Amendment to the Agreement on December 1, 2020, by Resolution R2020-026; and

WHEREAS, the Tumwater City Council approved the Second Amendment to the Agreement on October 19, 2021, by Resolution R2021-012; and

WHEREAS, the Tumwater City Council approved the Third Amendment to the Agreement on June 6, 2023, by Resolution R2023-010; and

WHEREAS, the Agreement provides that it may be modified by written instrument authorized by City Council and duly executed by the Mayor and the District; and

WHEREAS, the City and the District desire to amend the Agreement by extending the term; and

WHEREAS, pursuant to RCW 36.70B.200, on _____, the City Council held a public hearing, after public notice as required by law, on the Fourth Amendment to the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. Adoption. The Fourth Amendment to the Development Agreement with Craft District, LLC, attached hereto as Exhibit “A” is hereby adopted and the City Council authorizes the Mayor to sign the amendment and to take all further and necessary action required by the Development Agreement, the First Amendment, Second Amendment, Third Amendment, and Fourth Amendment.

Section 2. Recording. The City Clerk is directed to record the Fourth Amendment with Thurston County as provided in RCW 36.70A.190.

Resolution No. R2025-020 – Page 1 of 2

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 4. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this _____ day of _____, 2025.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

**FOURTH AMENDMENT
TO DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF TUMWATER AND THE CRAFT DISTRICT
RELATED TO THE DEVELOPMENT OF PROPERTY LOCATED IN THE
VICINITY OF CAPITOL BOULEVARD AND E STREET AND THE
INFRASTRUCTURE TO BE CONSTRUCTED TO
SUPPORT THE DEVELOPMENT**

This Fourth Amendment (“Amendment”) is dated effective this ____ day of _____, 2025, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation (“CITY”), and Craft District, LLC, a Washington corporation, and Craft District II, LLC, a Washington corporation, each a “Party” and together referred to as the “Parties.” Craft District, LLC and Craft District II, LLC have common governors and principal office locations and shall hereafter be referred to commonly as “DISTRICT” when referring to both corporations combined.

A. The CITY and the DISTRICT entered into a Development Agreement dated effective February 20, 2018, adopted by Resolution No. R2018-008, whereby the Parties agreed upon the type and timing of the development of the subject 5.58-acre property, and that agreement was amended by First Amendment dated December 29, 2020, adopted by Resolution No. R2020-026, whereby the Parties extended the term of the agreement until December 31, 2022, and that agreement was amended by Second Amendment dated December 3, 2021, adopted by Resolution No. R2021-012, whereby the Parties expanded the area of the Agreement to include an additional parcel, and that agreement was amended by Third Amendment dated June 6, 2023, adopted by Resolution No. R2023-010, whereby the Parties extended the term of the agreement until December 31, 2025.

B. Section 21 of the Agreement provided that the Agreement may only be modified by written instrument authorized by the City Council and duly executed by the Mayor and DISTRICT.

C. The CITY and DISTRICT desire to amend the Agreement by extending the term; and

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. Term of Agreement.

Section 2 of the Agreement is amended to extend the term of the Agreement until December 31, 2026.

2. 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

Debbie Sullivan
Mayor

ATTEST:

APPROVED AS TO FORM:

Melody Valiant, City Clerk

Karen Kirkpatrick, City Attorney

State of Washington)
) ss.
County of Thurston)

I certify that I know or have satisfactory evidence that DEBBIE SULLIVAN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MAYOR of the CITY OF TUMWATER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:_____

(Signature)
Notary Public in and for the
State of Washington
My appointment expires _____

DEVELOPER:

Craft District, LLC
2840 Black Lake Blvd, Suite C
Tumwater, WA 98512

Printed Name: _____
Title: _____

State of Washington)
) ss.
County of Thurston)

I certify that I know or have satisfactory evidence that _____
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 CRAFT
DISTRICT, LLC to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated:_____

(Signature)
Notary Public in and for the
State of Washington
My appointment expires _____

TO: City Council
 FROM: Brandon Hicks, Transportation & Engineering Director
 DATE: December 2, 2025
 SUBJECT: Ordinance O2025-015 – Eminent Domain for X Street

1) Recommended Action:

Adopt Ordinance No. O2025-015 – Eminent Domain for X Street.

This ordinance was recommended for adoption on the considerations calendar by the Public Works Committee at their November 20, 2025 meeting.

2) Background:

The X Street Roundabout is the fourth transportation project derived from the Capitol Boulevard Corridor Study. The first project was the Capitol Boulevard Feasibility Study. The second project was the Interstate 5 / Trosper Road / Capitol Boulevard Reconfiguration project. The third project was the Capitol Boulevard Design project, which completed a substantial portion of the design for the remaining projects in the Corridor Study positioning the City to be more competitive in future grant applications. The transportation projects derived from the Capitol Boulevard Corridor Study aim to reduce congestion and provide safer travel for all modes.

City of Tumwater staff and right-of-way consultant Tierra Right of Way Services have been in contact with impacted property owners and have been working on documents to prepare for acquisition of right-of-way needed to construct the X Street Roundabout project. Some of the acquisitions are complicated and we may not be able to acquire the necessary property rights through standard negotiations. The timing of the project is critical due to funding, safety, and congestion. Our current schedule is to obligate construction funding by June of 2026 to ensure federal grant funding is not lost and regional obligation commitments are met. Acceptance of federal transportation grant funding requires willingness to acquire property rights through eminent domain, if necessary.

This Ordinance authorizes the City Attorney of the City of Tumwater or his or her designee to prosecute one or more actions in the Superior Court of the State of Washington in and for Thurston County, under the right of eminent domain for the purpose of acquiring real property and related interests and improvements necessary for the X Street Roundabout project; directing that compensation for the same shall be paid from such funds as have been designated for such project or from the General Fund of the City of Tumwater; and declaring the taking of such real property and related interests and improvements to be necessary for a public use.

3) Policy Support:

Create and Maintain a Transportation System Safe for All Modes of Travel

- Provide a safe, efficient, and cost-effective transportation system.
-

4) Alternatives:

- ☐ Do not place the Ordinance on the December 2, 2025 Council consideration calendar and accept the risk of potentially losing grant funding or of the region not meeting obligation commitments

5) Fiscal Notes:

The total cost estimate is approximately \$6.8 million for right of way and construction phases; the City has been awarded five separate grants totaling to approximately \$5.4 million for the project, local funds are programmed in the Transportation CFP budget.

6) Attachments:

- A. Ordinance No. O2025-015
- B. X Street Right of Way Exhibit

ORDINANCE NO. O2025-015

AN ORDINANCE, authorizing the City Attorney of the City of Tumwater or his or her designee to prosecute one or more actions in the Superior Court of the State of Washington in and for Thurston County, under the right of eminent domain for the purpose of acquiring real property and related interests and improvements necessary for the X Street Roundabout project; directing that compensation for the same shall be paid from such funds as have been designated for such project or from the General Fund of the City of Tumwater; and declaring the taking of such real property and related interests and improvements to be necessary for a public use.

WHEREAS, it is the City Council's desire to assure public safety and promote proper growth and development within the City; and

WHEREAS, the Capitol Boulevard Corridor Plan, adopted by City Council with Ordinance No. O2013-025, prescribes improvements to the transportation system including roundabouts at select intersections; and

WHEREAS, the Capitol Boulevard Corridor Feasibility Study completed preliminary engineering for the transportation system improvements recommended in the Capitol Boulevard Corridor Plan, including the X Street Roundabout; and

WHEREAS, in order to assure public safety and mobility, it is the City's intent to construct the X Street Roundabout project, located at or about the intersection of X Street SW and Capitol Boulevard SE, including a roundabout, public and private utility improvements, permanent signing, stormwater management, driveway adjustments, illumination, and removal of existing traffic signals, traffic signal cabinet, and cement concrete pavement ("Project"); and

WHEREAS, the Project contributes to the public safety by improving public rights-of-way to meet the increased traffic demands on Capitol Boulevard SW, create safer non-motorized access and facilities, and facilitate the movement of traffic through the placement of roundabouts at designated locations within the Project area; and

WHEREAS, the City of Tumwater is actively negotiating to purchase the property necessary for the Project pursuant to Chapter 8.26 RCW, but time is of the essence to begin construction of the Project. The City Council accordingly provides the authority for the City to initiate acquisitions through its power of eminent domain as set forth herein and pursuant to Chapter 8.12 RCW.

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

Section 1. Condemnation Authorized. The City Attorney of the City of Tumwater or his or her designee is hereby authorized to initiate in the Superior Court of the State of Washington in and for Thurston County one or more actions in the name of the City of Tumwater for acquisition of real property and related interests and improvements necessary for the Project (“Necessary Property Rights”). In so doing, the City Attorney or his or her designee is authorized to utilize legal descriptions and depictions of the Necessary Property Rights condemned herein in a format more precise than the general depictions set forth in **Exhibit A**. The City Attorney or his or her designee is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

The Project and Necessary Property Rights are generally depicted on the attached Exhibit A. The Project generally includes construction of a roundabout, including shared-use paths, public and private utility improvements, permanent signing, stormwater management, driveway adjustments, illumination, and removal of existing traffic signals, traffic signal cabinet, and cement concrete pavement.

Section 2. Declaration of Public Use and Necessity. The condemnation of the Necessary Property Rights is for the public use of the Project. The City Council expressly declares the acquisition of the Required Property Rights to be necessary for the Project.

Section 3. Condemnation Action May Be Dismissed. Nothing in this ordinance shall be construed as a waiver by the City of Tumwater of its rights to decline to take and pay for such Necessary Property Rights herein described, should it so elect, after the amount of damages has been ascertained and within the time allowed by law.

Section 4. Compensation. The compensation for the Necessary Property Rights herein to be taken and/or damaged shall be paid from such funds as have been designated for the Project or otherwise from the General Fund of the City of Tumwater, all in the manner provided by law.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED this _____ day of _____ 2025.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____

**EXHIBIT A
ELEONORE BLACKWELL
TPN 12702222500**

PARCEL:

THE WEST 165 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M. LYING NORTH OF EAST W STREET AND SOUTH OF A LINE RUNNING NORTH 89°01'30" EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 2, 1650.10 FEET NORTH OF ITS WEST QUARTER CORNER; EXCEPTING THEREFROM THE WEST 36 FEET FOR CAPITOL BOULEVARD;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE WESTERLY ALONG SAID NORTH MARGIN, NORTH 89°36'59" WEST, 34.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 338 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE LEAVING SAID NORTH LINE, NORTH 00°26'28" EAST, 10.58 FEET; THENCE NORTH 73°35'25" WEST, 21.46 FEET; THENCE NORTH 07°14'18" WEST, 21.57 FEET; THENCE NORTH 02°11'57" EAST, 49.75 FEET; THENCE SOUTH 88°46'49" EAST, 5.65 FEET; THENCE NORTH 00°29'52" EAST, 10.00 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 88°46'49" WEST, 15.36 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD; THENCE SOUTHERLY ALONG SAID EAST MARGIN, SOUTH 02°11'41" WEST, 59.86 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,075 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025



EXHIBIT A
CAPITOL CITY PROPERTIES LLC
TPN 56600000100

PARCEL:

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA 7250, AS RECORDED JUNE 8, 1992 UNDER RECORDING NO. 9206080272;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.; THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET; THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET; THENCE NORTH 15°06'44" WEST, 9.92 FEET; THENCE NORTH 01°54'38" EAST, 93.59 FEET; THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 1,189 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

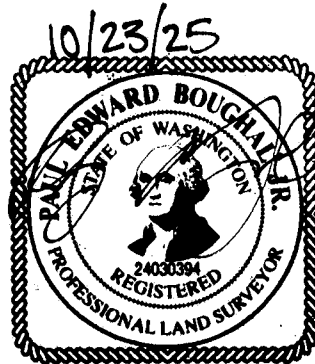
COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.; THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET; THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;

THENCE NORTH 15°06'44" WEST, 2.90 FEET AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 15°06'44" WEST, 7.02 FEET;
THENCE NORTH 01°54'38" EAST, 93.59 FEET;
THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED
PARCEL;
THENCE LEAVING SAID NORTH LINE, SOUTH 01°23'44" EAST, 10.73 FEET;
THENCE SOUTH 67°25'10" WEST, 21.29 FEET;
THENCE SOUTH 04°41'58" WEST, 51.66 FEET;
THENCE SOUTH 01°49'45" WEST, 39.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 497 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025



**EXHIBIT A
NUT TREE, LLC
TPN 12703140500**

PARCEL:

THE NORTH 270 FEET OF THE EAST 180 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;

EXCEPTING THE NORTH 30 FEET FOR WEST X STREET AND THE EAST 30 FEET FOR CAPITOL BOULEVARD;

ALSO EXCEPTING THOSE PORTIONS CONVEYED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 1101265 AND 9510250095;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 87°38'57" EAST, 5.97 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AS DEDICATED IN DEED RECORDED UNDER AFN 9510250095; THENCE NORTHERLY ALONG SAID MARGIN, NORTH 02°11'41" EAST, 216.08 FEET; THENCE NORTH 42°48'59" WEST, 33.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN, NORTH 87°38'57" WEST, 49.44 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,554 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 87°38'57" WEST, 18.22 FEET; THENCE NORTH 02°17'49" EAST, 208.38 FEET; THENCE NORTH 87°42'51" WEST, 64.38 FEET; THENCE NORTH 02°35'15" EAST, 21.69 FEET; THENCE NORTH 87°38'57" WEST, 55.95 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 2°11'41" EAST, 10.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 4,511 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025

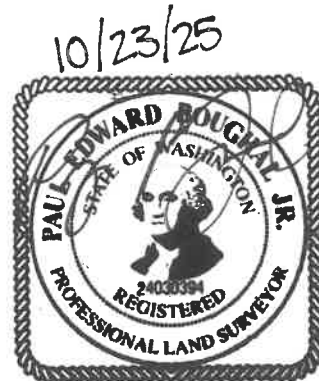


EXHIBIT A
RDK INVESTMENTS, LLC
TPN 551000000100

PARCEL:

LOT 1 OF HOLM'S ADDITION TO TUMWATER, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 86;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET; THENCE NORTH 02°43'31" EAST, 82.74 FEET; THENCE NORTH 56°32'00" WEST, 4.66 FEET; THENCE NORTH 56°32'00" WEST, 5.12 FEET; THENCE NORTH 02°43'42" EAST, 20.00 FEET; THENCE NORTH 61°17'17" EAST, 9.59 FEET; THENCE NORTH 02°07'17" EAST, 99.95 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 87°32'49" EAST, 10.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN, SOUTH 02°11'41" WEST, 212.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,523 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°38'57" WEST, 5.00 FEET; THENCE NORTH 02°11'41" EAST, 73.26 FEET; THENCE NORTH 10°44'43" EAST, 12.02 FEET; THENCE SOUTH 56°32'00" EAST, 4.66 FEET; THENCE SOUTH 02°43'31" WEST, 82.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 445 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
 MTN2COAST, LLC
 10/22/2025

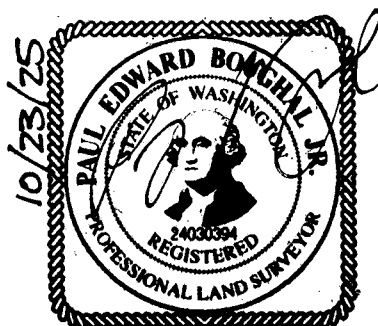


EXHIBIT A
SCHWAB PROPERTIES LTD
TPN 72850300100

PARCEL:

PARCEL A OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA 98-7382 TW RECORDED JANUARY 21, 1999 UNDER RECORDING NO. 3205999 AND 3206000;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE WESTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 194.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 00°43'56" WEST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'28", AN ARC DISTANCE OF 5.27 FEET; THENCE SOUTH 46°57'53" WEST, 33.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 76°43'41" EAST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'37", AN ARC DISTANCE OF 5.80 FEET; THENCE SOUTH 02°11'41" WEST, 167.34 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 2°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET; THENCE SOUTH 89°16'04" EAST, 113.89 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 2°11'41" EAST, 3.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,115 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 1:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 2°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 113.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°03'56" WEST, 12.21 FEET; THENCE SOUTH 88°44'29" WEST, 30.19 FEET; THENCE SOUTH 84°39'30" WEST, 14.94 FEET; THENCE SOUTH 00°48'18" WEST, 24.25 FEET; THENCE SOUTH 46°21'46" WEST, 31.65 FEET; THENCE SOUTH 78°23'26" WEST, 21.17 FEET; THENCE SOUTH 02°04'30" WEST, 36.62 FEET; THENCE SOUTH 02°06'31" WEST, 100.92 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 88°18'20" WEST, 11.55 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 02°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,646 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 2:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 02°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 117.19 FEET, THENCE SOUTH 00°43'56" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°59'42" EAST, 44.94 FEET; THENCE SOUTH 00°00'12" EAST, 35.00 FEET; THENCE SOUTH 89°59'42" WEST, 5.00 FEET; THENCE NORTH 00°00'12" WEST, 30.00 FEET; THENCE SOUTH 89°59'42" WEST, 40.00 FEET; THENCE NORTH 00°43'56" EAST, 5.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 375 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025

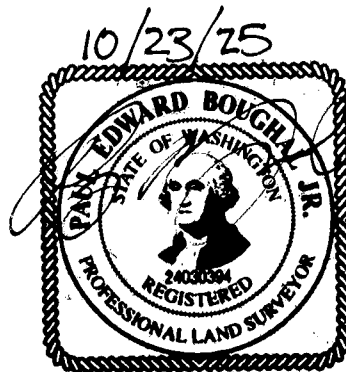


EXHIBIT A**STEVEN PROCHNAU REVOCABLE TRUST
TPN 12702222800****PARCEL:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 2, NORTH 0°25'45" EAST 1325.38 FEET FROM ITS WEST QUARTER CORNER; RUNNING THENCE SOUTH 89°42' EAST 30 FEET TO THE INTERSECTION OF THE NORTH LINE OF EAST X STREET WITH THE EAST LINE OF CAPITOL BOULEVARD AND THE INITIAL POINT OF THIS DESCRIPTION; THENCE NORTH 0°25'45" EAST ALONG SAID EAST LINE OF CAPITOL BOULEVARD 78 FEET; THENCE NORTH 88°47'45" EAST 125 FEET AND SOUTH 0°25'45" WEST 75 FEET TO SAID NORTH LINE OF EAST X STREET; THENCE SOUTH 88°47'45" WEST ALONG SAID NORTH LINE OF STREET 125 FEET TO SAID INITIAL POINT;

EXCEPTING THEREFROM THE WEST 6 FEET AS DEEDED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER RECORDING NOS. 1111658, 1111659, AND 1120988;

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF TUMWATER BY DEED RECORDED UNDER RECORDING NO. 9509110161;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;
THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;
THENCE SOUTH 22°10'15" EAST, 43.16 FEET;
THENCE SOUTH 01°14'58" EAST, 9.51 FEET;
THENCE SOUTH 42°22'23" EAST, 6.40 FEET;
THENCE SOUTH 56°33'22" EAST, 10.34 FEET;
THENCE SOUTH 74°44'40" EAST, 25.28 FEET;
THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 2,218 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;

THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;

THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°10'15" EAST, 43.16 FEET;

THENCE SOUTH 01°14'58" EAST, 9.51 FEET;

THENCE SOUTH 42°22'23" EAST, 6.40 FEET;

THENCE SOUTH 56°33'22" EAST, 10.34 FEET;

THENCE SOUTH 74°44'40" EAST, 25.28 FEET;

THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL;

THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 02°11'41" EAST, 5.39 FEET;

THENCE NORTH 89°10'00" WEST, 50.01 FEET;

THENCE NORTH 41°55'57" WEST, 7.68 FEET;

THENCE NORTH 86°38'27" WEST, 28.03 FEET;

THENCE NORTH 42°22'23" WEST, 6.01 FEET;

THENCE NORTH 01°14'58" WEST, 9.33 FEET;

THENCE NORTH 20°08'43" WEST, 15.97 FEET;

THENCE NORTH 88°03'35" EAST, 32.03 FEET;

THENCE NORTH 01°56'25" WEST, 10.00 FEET;

THENCE SOUTH 88°03'35" WEST, 35.32 FEET;

THENCE NORTH 20°08'43" WEST, 2.38 FEET;

THENCE NORTH 28°04'20" WEST, 14.56 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;

CONTAINING 874 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025

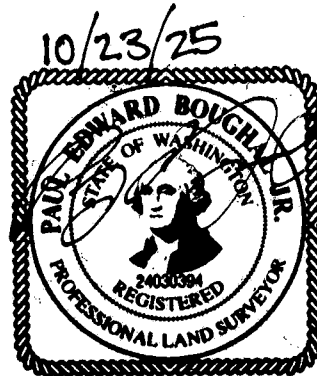


EXHIBIT A

Parcel: Slater Enterprises Phase III, LLC 12703112000

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

Right of Way:

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

Containing 17,305 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)

EXHIBIT A

Parcel: Slater Enterprises Phase III, LLC 12703112400

The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

Right of Way:

The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

Containing 5,999 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)

**EXHIBIT A
ELEONORE BLACKWELL
TPN 12702222500**

PARCEL:

THE WEST 165 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M. LYING NORTH OF EAST W STREET AND SOUTH OF A LINE RUNNING NORTH 89°01'30" EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 2, 1650.10 FEET NORTH OF ITS WEST QUARTER CORNER; EXCEPTING THEREFROM THE WEST 36 FEET FOR CAPITOL BOULEVARD;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE WESTERLY ALONG SAID NORTH MARGIN, NORTH 89°36'59" WEST, 34.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 338 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE LEAVING SAID NORTH LINE, NORTH 00°26'28" EAST, 10.58 FEET; THENCE NORTH 73°35'25" WEST, 21.46 FEET; THENCE NORTH 07°14'18" WEST, 21.57 FEET; THENCE NORTH 02°11'57" EAST, 49.75 FEET; THENCE SOUTH 88°46'49" EAST, 5.65 FEET; THENCE NORTH 00°29'52" EAST, 10.00 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 88°46'49" WEST, 15.36 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD; THENCE SOUTHERLY ALONG SAID EAST MARGIN, SOUTH 02°11'41" WEST, 59.86 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,075 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025



EXHIBIT A
CAPITOL CITY PROPERTIES LLC
TPN 56600000100

PARCEL:

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA 7250, AS RECORDED JUNE 8, 1992 UNDER RECORDING NO. 9206080272;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;
THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;
THENCE NORTH 15°06'44" WEST, 9.92 FEET;
THENCE NORTH 01°54'38" EAST, 93.59 FEET;
THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 1,189 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

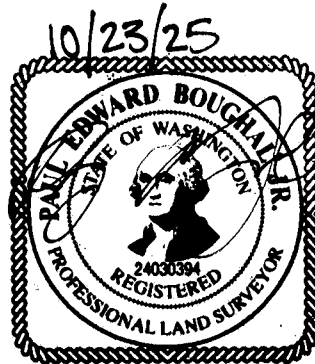
COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;

THENCE NORTH 15°06'44" WEST, 2.90 FEET AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 15°06'44" WEST, 7.02 FEET;
THENCE NORTH 01°54'38" EAST, 93.59 FEET;
THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED
PARCEL;
THENCE LEAVING SAID NORTH LINE, SOUTH 01°23'44" EAST, 10.73 FEET;
THENCE SOUTH 67°25'10" WEST, 21.29 FEET;
THENCE SOUTH 04°41'58" WEST, 51.66 FEET;
THENCE SOUTH 01°49'45" WEST, 39.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 497 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025



**EXHIBIT A
NUT TREE, LLC
TPN 12703140500**

PARCEL:

THE NORTH 270 FEET OF THE EAST 180 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;

EXCEPTING THE NORTH 30 FEET FOR WEST X STREET AND THE EAST 30 FEET FOR CAPITOL BOULEVARD;

ALSO EXCEPTING THOSE PORTIONS CONVEYED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 1101265 AND 9510250095;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 87°38'57" EAST, 5.97 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AS DEDICATED IN DEED RECORDED UNDER AFN 9510250095; THENCE NORTHERLY ALONG SAID MARGIN, NORTH 02°11'41" EAST, 216.08 FEET; THENCE NORTH 42°48'59" WEST, 33.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN, NORTH 87°38'57" WEST, 49.44 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,554 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 87°38'57" WEST, 18.22 FEET; THENCE NORTH 02°17'49" EAST, 208.38 FEET; THENCE NORTH 87°42'51" WEST, 64.38 FEET; THENCE NORTH 02°35'15" EAST, 21.69 FEET; THENCE NORTH 87°38'57" WEST, 55.95 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 2°11'41" EAST, 10.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 4,511 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025

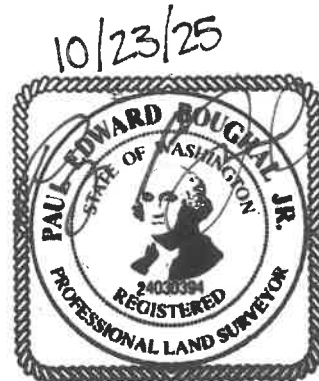


EXHIBIT A
RDK INVESTMENTS, LLC
TPN 551000000100

PARCEL:

LOT 1 OF HOLM'S ADDITION TO TUMWATER, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 86;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET; THENCE NORTH 02°43'31" EAST, 82.74 FEET; THENCE NORTH 56°32'00" WEST, 4.66 FEET; THENCE NORTH 56°32'00" WEST, 5.12 FEET; THENCE NORTH 02°43'42" EAST, 20.00 FEET; THENCE NORTH 61°17'17" EAST, 9.59 FEET; THENCE NORTH 02°07'17" EAST, 99.95 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 87°32'49" EAST, 10.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN, SOUTH 02°11'41" WEST, 212.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,523 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°38'57" WEST, 5.00 FEET; THENCE NORTH 02°11'41" EAST, 73.26 FEET; THENCE NORTH 10°44'43" EAST, 12.02 FEET; THENCE SOUTH 56°32'00" EAST, 4.66 FEET; THENCE SOUTH 02°43'31" WEST, 82.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 445 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
 MTN2COAST, LLC
 10/22/2025

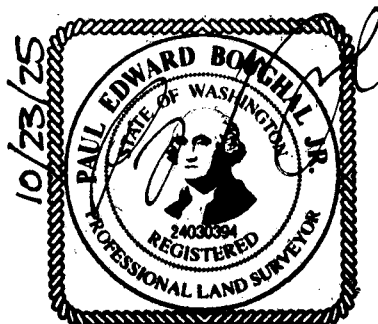


EXHIBIT A
SCHWAB PROPERTIES LTD
TPN 72850300100

PARCEL:

PARCEL A OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA 98-7382 TW RECORDED JANUARY 21, 1999 UNDER RECORDING NO. 3205999 AND 3206000;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE WESTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 194.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 00°43'56" WEST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'28", AN ARC DISTANCE OF 5.27 FEET; THENCE SOUTH 46°57'53" WEST, 33.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 76°43'41" EAST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'37", AN ARC DISTANCE OF 5.80 FEET; THENCE SOUTH 02°11'41" WEST, 167.34 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 2°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET; THENCE SOUTH 89°16'04" EAST, 113.89 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 2°11'41" EAST, 3.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,115 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 1:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 2°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 113.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°03'56" WEST, 12.21 FEET; THENCE SOUTH 88°44'29" WEST, 30.19 FEET; THENCE SOUTH 84°39'30" WEST, 14.94 FEET; THENCE SOUTH 00°48'18" WEST, 24.25 FEET; THENCE SOUTH 46°21'46" WEST, 31.65 FEET; THENCE SOUTH 78°23'26" WEST, 21.17 FEET; THENCE SOUTH 02°04'30" WEST, 36.62 FEET; THENCE SOUTH 02°06'31" WEST, 100.92 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 88°18'20" WEST, 11.55 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 02°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,646 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 2:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 02°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 117.19 FEET, THENCE SOUTH 00°43'56" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°59'42" EAST, 44.94 FEET; THENCE SOUTH 00°00'12" EAST, 35.00 FEET; THENCE SOUTH 89°59'42" WEST, 5.00 FEET; THENCE NORTH 00°00'12" WEST, 30.00 FEET; THENCE SOUTH 89°59'42" WEST, 40.00 FEET; THENCE NORTH 00°43'56" EAST, 5.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 375 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
MTN2COAST, LLC
10/22/2025

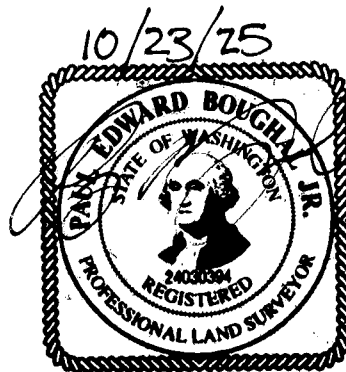


EXHIBIT A**STEVEN PROCHNAU REVOCABLE TRUST
TPN 12702222800****PARCEL:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 2, NORTH 0°25'45" EAST 1325.38 FEET FROM ITS WEST QUARTER CORNER; RUNNING THENCE SOUTH 89°42' EAST 30 FEET TO THE INTERSECTION OF THE NORTH LINE OF EAST X STREET WITH THE EAST LINE OF CAPITOL BOULEVARD AND THE INITIAL POINT OF THIS DESCRIPTION; THENCE NORTH 0°25'45" EAST ALONG SAID EAST LINE OF CAPITOL BOULEVARD 78 FEET; THENCE NORTH 88°47'45" EAST 125 FEET AND SOUTH 0°25'45" WEST 75 FEET TO SAID NORTH LINE OF EAST X STREET; THENCE SOUTH 88°47'45" WEST ALONG SAID NORTH LINE OF STREET 125 FEET TO SAID INITIAL POINT;

EXCEPTING THEREFROM THE WEST 6 FEET AS DEEDED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER RECORDING NOS. 1111658, 1111659, AND 1120988;

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF TUMWATER BY DEED RECORDED UNDER RECORDING NO. 9509110161;

IN THURSTON COUNTY, WASHINGTON.

RIGHT OF WAY DEDICATION DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;
THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;
THENCE SOUTH 22°10'15" EAST, 43.16 FEET;
THENCE SOUTH 01°14'58" EAST, 9.51 FEET;
THENCE SOUTH 42°22'23" EAST, 6.40 FEET;
THENCE SOUTH 56°33'22" EAST, 10.34 FEET;
THENCE SOUTH 74°44'40" EAST, 25.28 FEET;
THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 2,218 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;
 THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;
 THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
 THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 22°10'15" EAST, 43.16 FEET;
 THENCE SOUTH 01°14'58" EAST, 9.51 FEET;
 THENCE SOUTH 42°22'23" EAST, 6.40 FEET;
 THENCE SOUTH 56°33'22" EAST, 10.34 FEET;
 THENCE SOUTH 74°44'40" EAST, 25.28 FEET;
 THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL;
 THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 02°11'41" EAST, 5.39 FEET;
 THENCE NORTH 89°10'00" WEST, 50.01 FEET;
 THENCE NORTH 41°55'57" WEST, 7.68 FEET;
 THENCE NORTH 86°38'27" WEST, 28.03 FEET;
 THENCE NORTH 42°22'23" WEST, 6.01 FEET;
 THENCE NORTH 01°14'58" WEST, 9.33 FEET;
 THENCE NORTH 20°08'43" WEST, 15.97 FEET;
 THENCE NORTH 88°03'35" EAST, 32.03 FEET;
 THENCE NORTH 01°56'25" WEST, 10.00 FEET;
 THENCE SOUTH 88°03'35" WEST, 35.32 FEET;
 THENCE NORTH 20°08'43" WEST, 2.38 FEET;
 THENCE NORTH 28°04'20" WEST, 14.56 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;

CONTAINING 874 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS
 MTN2COAST, LLC
 10/22/2025

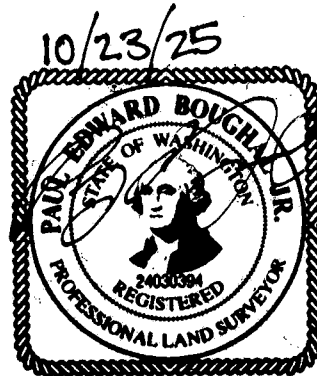


EXHIBIT A

Parcel: Slater Enterprises Phase III, LLC 12703112000

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

Right of Way:

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

Containing 17,305 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)

EXHIBIT A

Parcel: Slater Enterprises Phase III, LLC 12703112400

The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

Right of Way:

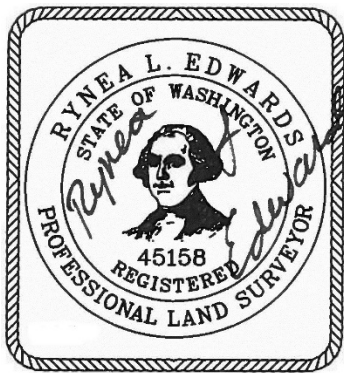
The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

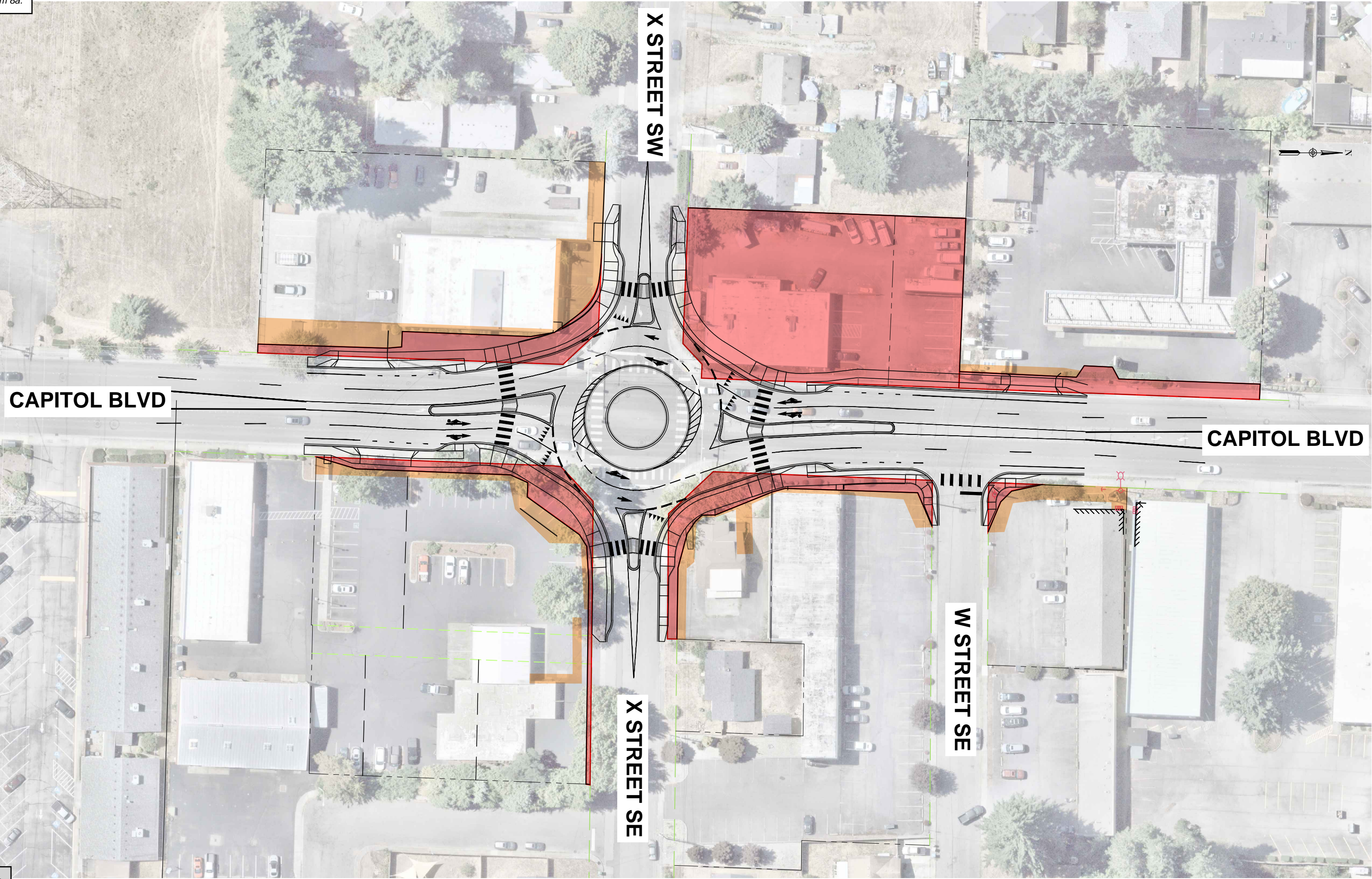
Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

Containing 5,999 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)



TO: City Council

FROM: Dana Bowers, Associate Planner; Brad Medrud, Community Development Director; and Sharon Lumbantobing, Deputy Community Development Director

DATE: December 2, 2025

SUBJECT: Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments

1) Recommended Action:

Adopt Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments.

The ordinance was recommended for adoption on the consideration calendar by the General Government Committee on November 12, 2025.

2) Background:

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), amendments to the City's Comprehensive Plan and corresponding rezones are only considered once per calendar year.

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

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

The Planning Commission had a briefing on the ordinance on September 23, 2025, a work session on October 14, 2025, and held a public hearing on October 28, 2025, and recommended approval of Ordinance No. O2025-009.

The General Government Committee reviewed the Planning Commission's recommendation on November 12, 2025, and recommended placing the ordinance on the December 2, 2025, City Council consideration calendar.

3) Policy Support:

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

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

4) Alternatives:

☐ Modify and adopt Ordinance No. O2025-009.

☐ Do not adopt Ordinance No. O2025-009.

5) Fiscal Notes:

The projects in the 2026 – 2031 Capital Facilities Report are internally funded and funded through outside state and federal grants.

6) Attachments:

- A. Staff Report
- B. Presentation
- C. Ordinance No. O2025-009
- D. Ordinance No. O2025-009, Exhibit "A" Capital Facilities Plan

STAFF REPORT



Date: December 2, 2025
To: City Council
From: Dana Bowers, Associate Planner; Brad Medrud, Community Development Director; and Sharon Lumbantobing, Deputy Community Development Director

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

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

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

Ordinance No. O2025-009, the City's annual 2025 Final Docket of Comprehensive Plan amendments, includes one City-sponsored Comprehensive Plan amendment: adoption of the 2026 – 2031 Six-Year Capital Facilities Plan Update.

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

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

The City Council will be asked to adopt Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments.

Contents

1. Summary 2

2. Proposal 2

3. Proponent 2

4. Background 2

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1. Summary

Ordinance No. O2025-009 contains a Comprehensive Plan amendment to update the Six-Year Capital Facilities Plan to reflect current information.

2. Proposal

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

3. Proponent

City of Tumwater

4. Background

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

The City Council placed the proposed Comprehensive Plan amendment on the 2025 Long Range Planning Work Program on January 21, 2025. After the City Council approved the work program, staff from the Transportation & Engineering, Water Resources & Sustainability, Parks & Recreation, and Community Development Departments reviewed the previous Six-Year Capital Facilities Plan to determine what specific amendments were needed to update the Plan.

The update reflects the changes that have occurred in the City since the Capital Facilities Plan’s last update as part of the 2023 Comprehensive Plan Amendments. The Capital Facilities Plan is part of the Comprehensive Plan and works with the Lands for Public Purposes Element.

An Environmental Checklist for a non-project action was prepared on September 11, 2025, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and

a Determination of Non-Significance was issued on September 26, 2025, under TUM-25-1207. The comment period for the Determination of Non-Significance ended on October 10, 2025, and no comments were received.

The ordinance was sent to the Washington State Department of Commerce on September 11, 2025, for their required 60-day review before the proposed amendment is adopted, in accordance with RCW 36.70A.106. The 60-day notice period ended November 10, 2025.

The Public Works Committee was briefed on the general government and transportation portions of the Capital Facilities Plan on September 18, 2025, and the water, sewer, and stormwater portions of the Capital Facilities Plan on October 9, 2025.

The Planning Commission conducted a work session on the ordinance and the general government and transportation portions of the Capital Facilities Plan on September 23, 2025, and a work session on the ordinance and the water, sewer, and stormwater portions of the Capital Facilities Plan on October 14, 2025. The Planning Commission held a public hearing date for Ordinance No. O2025-009 at their October 28, 2025, meeting after notice of the public hearing was published on October 17, 2025.

The General Government Committee was briefed on Ordinance No. O2025-009 at their November 12, 2025, meeting. After discussion, the Committee placed the ordinance on the City Council's consideration agenda for their December 2, 2025, meeting.

5. Review and Approval Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 14) **Climate change and resiliency.** *Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate;*

support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

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

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

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

2) Amendments and site-specific rezone applications should be evaluated for internal consistency with the comprehensive plan, and for consistency with the county-wide planning policies, related plans, and the comprehensive plan of Thurston County or cities which have common borders with Tumwater.

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

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

Land Use Element Goal LU-1 states:

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

Land Use Element Policy LU-1.10 states:

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

Land Use Element Policy LU-1.11 states:

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

Land Use Element Goal LU-2 states:

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

Land Use Element Policy LU-2.6 states:

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

Land Use Element Goal LU-3 states:

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

Land Use Element Policy LU-3.1 states:

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

Land Use Element Action LU-3.1.1 states:

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

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

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

Lands for Public Purposes Element Goal LPP-1 states:

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

Lands for Public Purposes Element Policy LPP-1.1 states:

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

Lands for Public Purposes Element Policy LPP-1.2 states:

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

Lands for Public Purposes Element Policy LPP-1.3 states:

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

Lands for Public Purposes Element Goal LPP-2 states:

Make recommendations for improvements in the provision of public services.

Lands for Public Purposes Element Policy LPP-2.1 states:

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

Lands for Public Purposes Element Policy LPP-2.5 states:

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

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

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

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

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

The criterion does not apply.

6. Conclusions

1. The proposal meets the review and approval criteria found in TMC 18.60.025(B).
2. The proposed Comprehensive Plan amendment is consistent with the goals of the Washington State Growth Management Act.
3. The proposed Comprehensive Plan amendment is consistent with Goals LU-1, LU-2, and LU-3, Policies LU-1.10, LU-1.11, LU-2.6, and LU-3.1 and Action LU-3.1.1 of the Land Use Element of the Comprehensive Plan.
4. The proposed Comprehensive Plan amendment is consistent with Goals LPP-1 and LPP-2 and Policies LPP-1.1, LPP-1.2, LPP-1.3, LPP-2.1, and LPP-2.5 of the Lands for Public Purposes Element of the Comprehensive Plan.
5. Based on the above review and analysis, staff concludes that the proposed Comprehensive Plan amendment is consistent with the requirements of the Washington State Growth Management Act, Thurston County County-Wide Planning Policies, and the Comprehensive Plan.

7. Planning Commission Recommendation

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

8. Effect of the Proposed Amendment

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

2025 Comprehensive Plan Amendments Ordinance No. O2025-009

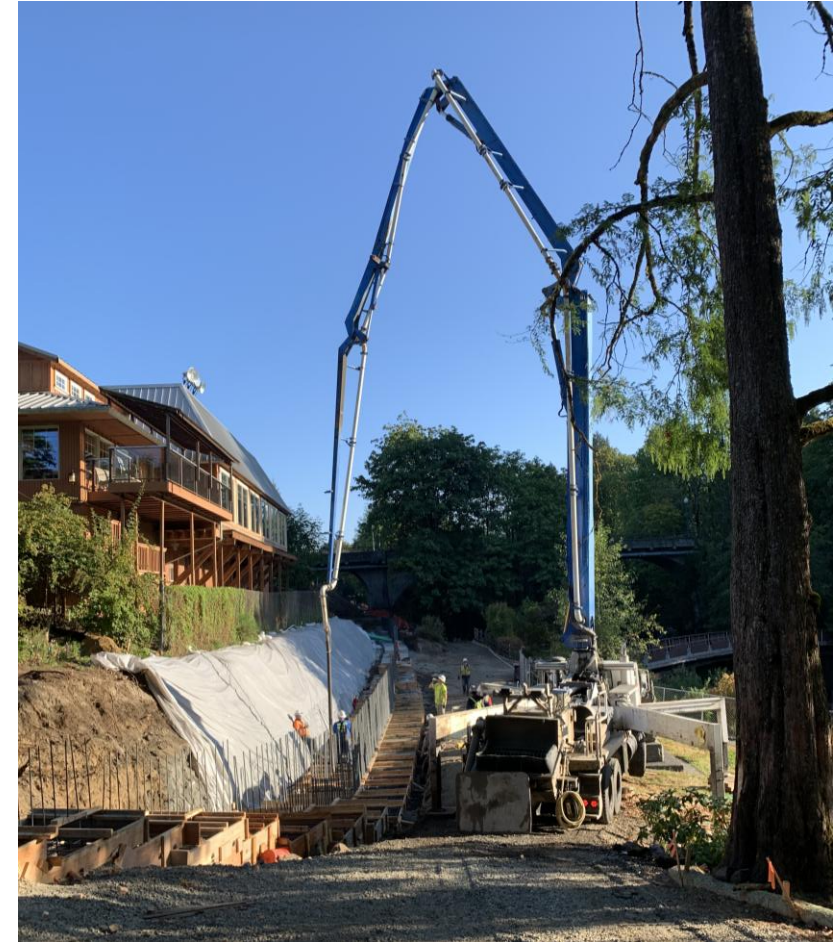
*Balancing Nature and Community:
Tumwater's Path to Sustainable Growth*

City Council Consideration, December 2, 2025



Intent

- Summarize review and adoption process
- Present Planning Commission recommendation
- Recommend adoption of Ordinance No. 02025-009

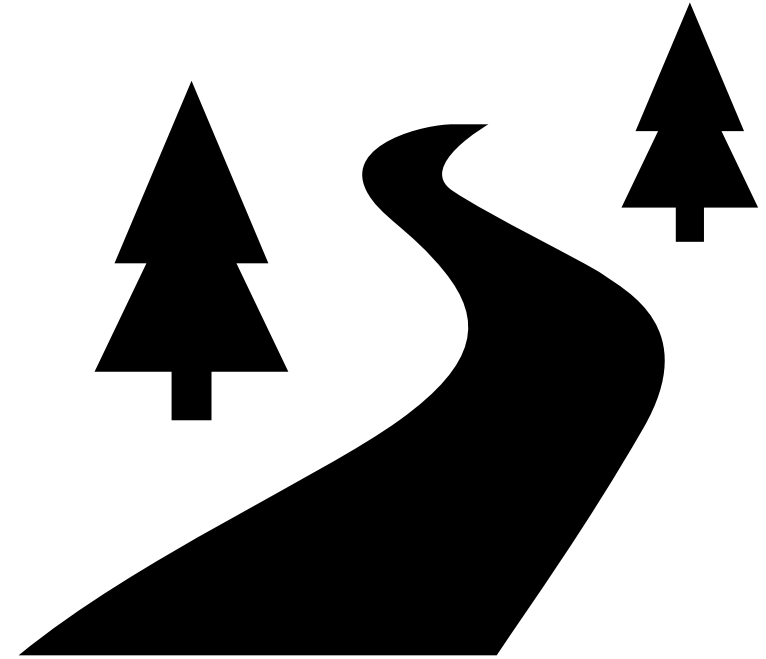




2026-31 Capital Facilities Plan

Background

- The Capital Facilities Plan is updated every two years and implements the Lands for Public Purposes Element
- Council suspended Comprehensive Plan Amendments from 2022 – 2025 except City sponsored amendments
- The Capital Facilities Plan is a City sponsored amendment



Relationship to 2025 Comprehensive Plan Update

First of two ordinances related to the Comprehensive Plan:

1. 2025 Comprehensive Plan amendments (2026-31 Capital Facilities Plan) (Ordinance No. 02025-009) discussed today
2. 2025 Comprehensive Plan update (Ordinance No. 02025-010) to follow in December 2025





Review & Adoption Process

2026 – 31 Capital Facilities Plan Review

- The **Public Works Committee** was briefed on the general government and transportation portions on September 18, 2025, and the water, sewer, and stormwater portions on October 9, 2025
- The **Planning Commission** reviewed the general government and transportation portion of the Capital Facilities Plan on September 23, 2025, and the water, sewer, and stormwater portions on October 14, 2025



Comprehensive Plan Amendment Criteria

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

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



Planning Commission Recommendation

After conducting a public hearing on October 28, 2025, the Planning Commission recommended the City Council approve Ordinance No. 02025-009



General Government Committee Briefing

- The General Government Committee was briefed on Ordinance No. 02025-009 at their November 12, 2025, meeting
- After discussion, the Committee placed the ordinance on the City Council's consideration agenda for their December 2, 2025, meeting



Requested Action

Adopt Ordinance No. 02025-009, 2025 Comprehensive Plan Amendments

ORDINANCE NO. O2025-009

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The Comprehensive Plan amendment related to the City's Capital Facilities Plan meets the intent of and is consistent with the Growth Management Act, Chapter 36.70A RCW, County-Wide Planning Policies, and internal goals and policies of the City's Comprehensive Plan.
2. The Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the Comprehensive Plan amendment related to the City's Capital Facilities Plan.
3. The Comprehensive Plan amendment related to the City's Capital Facilities Plan was prepared in conformance with the Public Participation and Intergovernmental Coordination Procedures contained in the City's Comprehensive Plan, which meet the Growth Management Act, Chapter 36.70A RCW, requirements for the same.
4. The City engaged the community through public briefings, work sessions, and meetings with the Planning Commission, the Public Works Committee, the General Government Committee, and the City Council.
5. An Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on September 11, 2025, and a Determination of Non-Significance was issued on September 26, 2025.
6. The ordinance was sent to the Washington State Department of Commerce on September 11, 2025, for the required 60-day review before the Comprehensive Plan amendment related to the City's Capital Facilities Plan was adopted, in accordance with RCW 36.70A.106.

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

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

1. Based on its review of the requirements of Chapter 36.70A RCW, the analysis prepared by City staff, and the public comments received, the City Council

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

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

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

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

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

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

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

ADOPTED this _____ day of _____, 2025.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____

Exhibit “A”

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

[See attached Capital Facilities Plan update.]

Capital Facilities Plan 2026-2031

City of Tumwater

The Tumwater Capital Facilities Plan is a document that provides a list of proposed major capital expenditures throughout the City. It also provides a multi-year look at the strategies and financing requirements for major capital programs.

MAYOR

The Honorable Leatta Dahlhoff

TUMWATER CITY COUNCIL

Peter Agabi

Joan Cathey

Angela Jefferson

Kelly Von Holtz

Eileen Swarthout

Meghan Sullivan

CITY ADMINISTRATOR

Lisa Parks

DEPARTMENT DIRECTORS

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Brandon Hicks, Transportation & Engineering Director

Brian Hurley, Fire Chief

Karen Kirkpatrick, City Attorney

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Dan Smith, Water Resources & Sustainability Director

Michelle Sutherland, Administrative Services Director

Jay Mason, Police Chief

TUMWATER PLANNING COMMISSION

Elizabeth Robbins, Chair

Sandra Nelson

Brandon Staff

Gina Koteck

Nelida Daniel

Terry Kirkpatrick

Grace Anne Edwards

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Capital Facilities Plan

2026 – 2031

City of Tumwater

INTRODUCTION

The Growth Management Act (GMA) has significant requirements in the areas of general government facilities planning and capital improvement financing. The comprehensive plan is developed to ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards. Both the transportation element and the capital facilities element reinforce the requirement that comprehensive plans prepared according to the GMA be realistic and implementable. The requirement for setting level of service standards, inventories and forecasts of existing and needed capital facilities, six-year financing plans, and concurrency all require coordinated, consistent planning documents.

The Tumwater Capital Facilities Plan is a document that provides a list of proposed major capital expenditures throughout the City. It also provides a multi-year look at the strategies and financing requirements for major capital programs. The plan projects needs six years into the future for major construction, infrastructure improvements, land acquisitions, and machinery and equipment purchases. The plan then provides a funding strategy and projected funding scenarios for each succeeding year. The threshold minimum for inclusion into the Capital Facilities Plan is \$25,000.

As previously mentioned, the GMA requirements are the main force behind the need for preparing this plan, but there are other reasons for preparing a Capital Facilities Plan (CFP) when looking at the community and its need in order to prepare for the future with limited resources:

- **It provides policy makers with a current and future view of the capital needs of each department.**
- **It provides a mechanism for assessing the financial ramifications of funding or not funding programs.**

- **It provides an opportunity to combine similar projects across departmental lines.**
- **It provides a means of assessing future maintenance and operating costs, and their impacts upon the City's future finances.**
- **It supports good management that demonstrates the need for facilities and the need for revenues to pay for them.**
- **It provides accessibility to various sources of revenues (e.g., grants, Department of Commerce Public Works Trust Fund loans, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue.**

The City of Tumwater is responsible for providing facilities and services, which are needed by the residents and businesses of the City for a safe, secure, and efficient environment within which to conduct their affairs. The GMA defines public facilities to include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, open space and recreational facilities, and schools. It further defines public services to include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

As provided in the GMA, capital facilities plans are a required part of the Comprehensive Plan and are to provide capital facilities for land development that is envisioned or authorized by the Land Use element. Also, the plan is meant to coordinate and provide consistency among the many plans for capital improvements, including the Transportation and Parks elements of the Comprehensive Plan, various master plans and other studies. It should ensure the timely provision of adequate facilities as required in the GMA. If funding falls short of meeting existing needs, the land use element must be re-examined to ensure consistency with the capital facilities element.

The CFP is the element that makes the rest of the Comprehensive Plan come to life. By funding projects needed to maintain levels of service and for concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP provides a reality check for the vision of the Comprehensive Plan.

Planning for capital facilities is a complex task. First, it requires an understanding of future needs. Second, it must assess the various types of capital facilities that could be provided, and identify the most effective and efficient array of facilities to support the needed services. Finally, it must address how these facilities will be financed.

Planning what is needed is itself only a beginning. Planning how to pay for these needs is another step. Only so much can and will be afforded. Securing the most effective array of facilities in light of limited resources and competing demands requires coordination of the planned facilities and their implementation. It also requires a thorough understanding of the fiscal capacity of the City to finance

these facilities. Financial planning and implementation of capital facilities cannot be effectively carried out on an annual basis, since often the financing requires multi-year commitments of fiscal resources. As such, this plan is long-range in its scope.

Prioritization of the various projects has been completed in order to develop a funded plan. Each project proposal is considered against the following criteria in the order listed:

- **An emergency repair.**
- **A legal or statutory requirement for carrying out the improvement; a legal mandate.**
- **A continuation of multi-year projects, contractual obligations, etc.**
- **Implementation of legislative (Council) goals and objectives.**
- **Ability to leverage outside sources (grants, mitigation, FILO, impact fees, low interest loans, etc.).**
- **An enhancement of or general repair of existing facilities.**
- **An acquisition and development of new facilities.**

For financial and accounting purposes, municipal operations are divided into two broad categories, general governmental and proprietary. General governmental activities are primarily tax and user fee supported, while proprietary activities rely primarily on fees generated from the sale of goods and services for their operations (rate payers). Capital improvements for police, fire, parks, administration, and transportation are traditionally general governmental in nature, while water, sanitary sewer, storm drain and equipment rental are proprietary.

Capital funding for both general governmental and proprietary categories emanates primarily from operating revenues, with grants, local improvement districts, latecomer, and impact fees frequently contributing substantial sums towards capital construction. General governmental and proprietary operations both use such debt financing strategies as bonding and leasing to help fund improvements. It is at this juncture that the similarities between general governmental and proprietary capital projects diverge. In Washington State, it is generally easier to fund proprietary capital improvements than it is general governmental improvements. To carry out a proprietary capital improvement, there may be an increase in the charges for commodities like water, sewer, and storm drain rates or raising the connection charges or system development charges. In the general governmental area, however, Washington State law limits: 1) the sources municipalities can use to raise funds for capital improvements; 2) the tax rates that can be charged to raise funds for capital improvements; and 3) the amount of general obligation debt capacity that can be issued to raise funds for capital improvements. Again, we note that substantial change in this area has

arisen because of the Growth Management Act. That Act authorizes, through proper legislation of the City Council, impact fees for various areas that include: (a) public streets and roads; (b) publicly owned parks, open space and recreation facilities; (c) school facilities; and (d) fire protection facilities in jurisdictions that are not part of a fire district.

PLAN GUIDE

Each section of the plan (e.g., General Government, Transportation, Water, Sewer, and Storm Drainage) has a financial plan. That financial plan: 1) prioritizes each project based upon the criteria mentioned earlier; and 2) lists all of the sources of revenues. Each project has an individual worksheet that gives the overall cost of the project and the individual revenue sources. These worksheets may or may not be scheduled for construction in the same year as the financial plan indicates. That would depend on funding available from the various sources and coordination of construction projects. Other elements to be discussed in the plan include concurrency, existing infrastructure, school district plans, levels of service and planning assumptions. The reader is referred to the Table of Contents for the location of these elements.

GLOSSARY OF TERMS

Assessed Valuation: Refers to how much the total real estate and personal property within a jurisdiction is worth. The value is established by the County Assessor at 100% of appraised market value, and adjusted by the State to account for variations in assessment practices among counties.

Bonding: Is the act of issuing the debt to finance capital projects and other expenditures.

Budget: A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

Capital Program: A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or otherwise. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

Community Park: Those parks so designated in the City of Tumwater Parks and Recreation Plan.

Concurrent or Concurrency: The physical (infrastructure) improvements (as defined by City policy), that are in place or bonded for at the time the impacts of development occur, or that the necessary financial commitments are in place.

Councilmanic General Obligation Debt: That amount of debt that may be obligated by the legislative body without voter approval. Based on a percentage of the jurisdiction's assessed value as prescribed by statute.

Debt Limits: The maximum amount of gross or net debt that is legally permitted. Debt is an obligation resulting from the borrowing of money or from the purchase of goods and services.

Development Activity: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand and need for public facilities.

Encumbered: To reserve, set aside or otherwise earmark, the impact fees in order to pay for commitments, contractual obligations or other liabilities incurred for public facilities.

Enterprise Fund: See Proprietary Fund.

General Obligation Debt: Debt that will be repaid mainly by taxes and other general governmental revenues. This debt includes limited and unlimited general obligation bonds, capital leases and other notes and contracts issued with the full faith and credit of the government.

Guaranty Fund: A fund established by a bond issuer that is pledged as security for the payment of one or more bond issues. Normally used for Local Improvement Districts (LIDs).

Impact Fee: A fee assessed on new development that creates additional demand and need for public facilities.

Infrastructure: The underlying foundation, especially the basic installations and facilities on which the continuance and growth of a jurisdiction depends (e.g., streets, and roads, sewer, and water systems).

Latecomer Fees: Fees paid by developers or future service users for their share of past improvements financed by others.

Leasing: A financing technique whereby ownership of the project or equipment remains with the financing entity, and where title may or may not transfer to the City at the end of the lease.

Levy Lid: A statutory restriction on the annual increase in the amount of property tax a given public jurisdiction can assess on regular or excess levies.

Local Improvement District (LID): A method of carrying out a specific improvement by allocating the costs among the benefitting properties. The project is usually financed through a long-term bond issue, and the repayment of which is mainly from the collection of special assessments from the benefitting properties.

Mitigation Fees: Contributions made by developers toward future improvements of City facilities resulting from the additional demand on the City's facilities generated from the development.

Public Facilities: The capital facilities owned or operated by the City or other governmental entities.

Proprietary Fund: Governmental services supported mainly by rates and user fees. A fund established to account for operations: (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital, maintenance, public policy, management control, accountability, or other purposes (i.e., water, sewer, storm drain).

Real Estate Excise Tax (REET): A tax upon the sale of real property from one person or company to another.

Revenue Bonds: Bonds whose principal and interest are payable exclusively from earnings of an enterprise fund. In addition to a pledge of revenues, such bonds sometime contain a mortgage on the enterprise fund's property.

Special Assessment: A compulsory levy made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

System Improvement: Public facilities included in the Capital Facilities Plan and designed to provide service within the community, in contrast to project improvements.

Transportation Improvement Board (TIB): The TIB invests state gas tax funds in local communities through five grant programs serving cities, urban counties and transportation benefit districts in Washington State. The TIB identifies and funds the highest-ranking transportation projects based on criteria established by the Board for each program. TIB Project Engineers provide customer service and grant administration throughout the project life. The primary purpose of the TIB is to administer state funding for local government transportation projects. Projects are funded by utilizing TIB revenue in combination with local matching funds and private sector contributions.

Utility Local Improvement District (ULID): Created only for improvement to sewer, water, and other utilities, and differs from an LID in that all assessment revenues must be pledged for payment of debt service of bonds issued to finance the improvements (see Special Assessments).

1 CONCURRENCY OF CAPITAL FACILITIES

1.1 Introduction

The Washington State Growth Management Act requires that capital facilities necessary to support new development are available in a timely fashion. In specific terms, the "concurrent" capital facilities must be constructed or strategies must be in place (such as an impact fee program) at the time the new development is ready for occupancy. Alternatively, it is possible for a city to accept a performance bond to install the concurrent facilities within a six-year period of time after occupancy of the development. Later in this section, specific mention will be made to capital facilities that the City of Tumwater will define as being concurrent.

1.2 Concurrency – What It Is

Concurrency is a comparison of the infrastructure needed by the new development (example: four-lane road) to the existing infrastructure in place (example: two-lane road) and providing for the construction of the new facilities needed (additional two lanes of road). When concurrency is applied to a specific development, one of two outcomes is possible:

Outcome 1

When a new development requires capacity of capital facilities that are already in place, then that development has satisfied the concurrency test. Development and occupancy can then proceed.

Outcome 2

When a new development requires capacity of capital facilities that do not exist, then that development does not satisfy the concurrency test. The new enhanced capital facilities must be strategized for, constructed, or bonded. Costs of the new facilities will be borne by the developer's fair share impact, the City, and possibly other parties participating in the installation of facilities.

In a "white paper" produced by the City of Auburn's Finance Department, concurrency is explained as follows:

"The location of development is a powerful influence over the amount of concurrent facilities that will be required. So much so, in fact, that the related belief that we can reduce our public costs of supporting development by controlling where new development occurs (not necessarily the amount), is one of the major reasons for growth management. This concept is often popularly expressed by the policy desire to reduce urban sprawl. It is clear that the location of development influences the costs of services. For example, a subdivision located four miles out will generally require four times the concurrency costs (roads and pipe to get there) of one located one

mile away from existing services. A subdivision located in an area served by a park or school with excess capacity will be less costly to serve than one of the same size located where existing facilities are stressed and over capacity. Simply put, better control over where development occurs should reduce total facility costs. This is the job of the City's Land Use and Transportation Plans.

“A less obvious way to reduce demand is to modify the "level of service" (LOS) required by the city. The regulatory system sets standards regarding how a development is to be served by public facilities. This concept is usually referred to as setting a "level of service" standard. The higher this standard is set, the more facilities that will be required to be provided. The lower the standard, the less facilities needed. This can work either to change the amount of facilities required, or the amount of development allowed with a given amount of revenue available for capital development. While level of service standards are often generated by a technical analysis of the relationship between various facilities and various developments (around which a considerable volume of literature has developed), it nonetheless involves significant policy considerations and subjective judgements regarding what is adequate. For example, how many tennis courts are needed to serve a development is related to how long it may be considered acceptable to wait for a court. As another example, the amount of street improvements required might be determined by how long it is acceptable to expect drivers to wait at intersections. Different communities tend to set different standards, reflecting not only their understanding of how important or needed a facility may be, but also by how much they can afford. Not only will standards vary between communities; the level of service standard may vary substantially between facilities. The same community may place a high priority on transportation and a low priority on recreational facilities, while its neighbor may have evolved a reverse priority.”

In sum, concurrency is synonymous with the provision of adequate public facilities for a particular development project. The Growth Management Act (RCW 36.70.A) gives numerous statements of standards to follow:

RCW 36.70.A.020(12) Planning Goals.

“ . . . public facilities and services . . . shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

RCW 58.17.110(2) Subdivisions.

“A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds . . .”

RCW 36.70A.070(6)(b) Mandatory Elements.

“ . . . local governments must adopt and enforce ordinances which prohibit development approval if the development causes the level of services on a transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development . . . For the purposes of this subsection, "concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”

RCW 82.02.050 (1)(a) Impact Fees.

“It is the intent of the legislature . . . to ensure that adequate facilities are available to serve new growth and development.”

RCW 19.27.097(1)(a) Water Right Permit.

“Each applicant for a building permit of a building necessitating potable water shall provide evidence of an adequate water supply . . . in the form of a water right permit from the Department of Ecology . . . a letter from an approved water purveyor stating the ability to provide water, or another form sufficient to verify the existence of an adequate water supply.”

1.3 Concurrency Applied

Concurrency will be sought for public facilities as identified below. When concurrency cannot be achieved because of lack of financial resources, then the specific development upon which the concurrency test was applied will not be certified for construction or occupancy. It is also noted that a developer of a project is required to only pay for improvements associated with fair share, growth-related impacts identified. However, if the City or other parties do not have adequate funding available to match funds to construct the necessary infrastructure, the developer may voluntarily finance the construction with a recourse of remuneration through financing techniques such as a traditional latecomers process of future development paying back the costs assigned through the fair share growth cost allocation.

Facilities Requiring Concurrency

- Streets, roads, highways, and traffic signals (mandatory element of concurrency; Transportation Plan first reference for required improvements);
- Sidewalks, street and road lighting systems (Transportation Plan and Development Standards Ordinance first reference for required improvements);
- Mass transit (Development Standards first reference for required improvements);
- Potable water (Development Standards first reference for required improvements);
- Sanitary sewer (Development Standards first reference for required improvements);
- Storm sewer (Development Standards first reference for required improvements);
- Community and neighborhood parks;
- Schools (if an impact fee program is in place); and
- Firefighting.

The level of concurrency needed for each of the above facilities will be defined by "levels of service" or other such measures adopted in respective plans, standards of service and construction as set forth in City of Tumwater Development Standards, development impact fees as defined by the Tumwater Impact Fee Ordinance, or SEPA mitigation payments.

1.4 Absence of Concurrency

If a particular development fails to meet levels of service or other plan performance measures, development standards or impact fee charges, then that development should not be permitted for construction or occupancy.

2 EXISTING CITY OF TUMWATER INFRASTRUCTURE

2.1 Introduction

The Growth Management Act requires a jurisdiction's capital facilities plan to discuss what existing capital facilities are owned and identify their locations and capacities. The State of Washington Administrative Code recommends an inventory of existing capital facilities with the following attributes:

“ . . . showing locations and capacities, including an inventory of the extent to which existing facilities possess presently unused capacity. Capital facilities involved should include water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities.”

The City of Tumwater Existing Infrastructure Inventory is as follows:

2.2. City of Tumwater Parks Facilities

The City currently operates and maintains 12 municipal parks totaling 155 acres. Additionally, the Parks and Recreation Department operates and maintains the 236 acre, Tumwater Valley Golf Course. Parks facilities range from 80 acres to less than one half acre in size and serve a variety of needs and populations within the City. Future park facilities will include additional neighborhood parks, a community park on the west side of town, a community center, and the development of a trail system. Park facilities also include the Union/Calvary Cemetery and two historic homes within the City's Historic District. Please see Appendix “A” for a complete list of City of Tumwater Public Facilities.

2.3 City of Tumwater Parks Facilities Inventory

Please refer to Appendix “A” for the City of Tumwater Public Facilities Inventory. This inventory includes the City's potable water systems, sanitary sewer facilities, storm sewer facilities, street system and buildable lands.

2.4 Police Facilities

The Police Department is headquartered at Tumwater City Hall. Officers patrol throughout the City and respond to calls for service dispatched from the TCOMM 9-1-1 dispatch center that is located at 2703 Pacific Avenue S.E. in Olympia. The police force has increased in size over the years in order to support the population and employment growth in the City. The increase in police officers resulted in the need to expand/remodel the police department facilities a few years ago. The police department currently occupies 11,000 square feet of space, which we continue to modify to meet current needs.

2.5 Fire Facilities

The construction and maintenance of facilities comprises an important part of the overall management responsibility of the Department. The number and location of fire stations plays a significant role in determining emergency response time and, directly impacts the quality of our City's fire and emergency medical services. The Tumwater Fire Department responds to calls from two City fire stations. The Headquarters Fire Station T-1, located next to Tumwater City Hall, serves primarily the area south of Trosper Road. Station T-2, located at the intersection of Linwood Avenue and Second Avenue, is also staffed full time and serves the northern portion of the City.

Facilities Status

Fire Stations:

Fire Station T-1 – This facility is 25 years old. It is a full-size headquarters facility. The station houses a fire engine, medic unit, aid unit, command vehicle and back-up apparatus. Within the past few years, many upgrades have been accomplished with the facility including a new roof, new siding, replacement of sheet rock in the apparatus bays, new flooring in the watch office, kitchen, training room and hallways, and painting throughout the interior and exterior of the station. A new vehicle exhaust extraction system was installed in 2020, and a new bay heating system in 2022. A new digital alerting system was installed in 2025 and bathroom/locker rooms are scheduled for remodeling in 2026. The Parks and Facilities department continues to work through a few other needs that have been compiled and budgeted for.

Fire Station T-2 – This facility is 30 years old and since 2017, has been staffed full time. The fire station covers emergency responses on the north side of the city, and provides back up to Station T-1 when they are out of service. T-2 also has had construction upgrades with a new roof and gutters, new siding, painting inside and out and interior modification such as new lockers both in the bays and sleeping quarters. A new vehicle exhaust extraction system was also installed in 2019. Like station T-1, Parks and Facilities department continues to work through a few other needs that have been compiled and budgeted for. In late 2025 Tumwater Fire, in partnership with Medic One, began staffing Medic 8 at station T2. With this additional staffing, a plan to remodel the station is under development and may be implemented in 2026 pending council approval.

The fire department has recently initiated a facilities inspection program. Needs that cannot be accomplished in house will be forwarded to facilities to mitigate. This program encourages all personnel to take ownership and pride in our living space with this new program. This can be accomplished by identifying needs that ought to be corrected and mitigated to make our environment safe and healthy.

2.6 Public School Facilities

Public schools are operated by local school districts, which are independent local government entities, and are governed by state and federal laws and regulations. State laws specify funding methods and set standards for service levels and facility development, such as the site size and enrollment. These laws perform much of the role of a functional plan for schools. Tumwater partners with the school district but has minimal involvement with school district planning.

The primary funding source for school districts are state and federal funds, followed by local property taxes. All property taxes are collected by the County, with one part of local property tax for schools sent to the state and redistributed, and the other provided directly to the school district. State and federal funds provide a large part of school financing for capital projects. Most properties within Tumwater are in the Tumwater School District, and a few are in the Olympia School District. Tumwater collects school impact fees for new development in the City and remits those funds to the appropriate school district. Capital Facilities plans for Olympia and Tumwater School Districts are attached as appendices.

2.7 Public Streets and Road Facilities

Within the City of Tumwater, there are 123 miles of road, of which 61 miles are local access streets; 39 miles are collectors, 16 miles are minor arterials, and 4 miles are principal arterials.

2.8 Tumwater Valley Municipal Golf Course

Tumwater Valley Municipal Golf Course has a total of 236 acres of which 170 acres comprises the golf course “proper.” The 18-hole course has a restaurant, pro-shop, a 10-acre driving range, practice greens and a maintenance facility.

3 SCHOOL DISTRICT CAPITAL FACILITIES PLANS

3.1 Introduction

For school districts to be eligible for development impact fees, the State Growth Management Act requires school capital facilities plans to be adopted and incorporated into city capital facilities plans. The Tumwater School District #33 and the Olympia School District #111 operate within the City of Tumwater. This chapter will provide a summary of these school districts' capital facilities planning and actions to incorporate school district planning efforts into this City's Capital Facilities Plan.

3.2 Tumwater School District Capital Facilities Plan

The Tumwater School District Capital Facilities Plan is included as Appendix “B” and is adopted by this plan as part of the City of Tumwater's Capital Facilities Plan process.

The reader is referred to Appendix “B” for information regarding the Tumwater School District’s Inventory of Facilities, Forecasts of Future Needs, and Financing Plan.

3.3 Olympia School District Capital Facilities Plan

The Olympia School District Capital Facilities Plan is contained in Appendix “C” and is adopted by this plan as part of the City of Tumwater's Capital Facilities Plan process.

The reader is referred to Appendix “C” for information regarding Olympia School District’s Inventory of Facilities, Forecasts of Future Needs, and Financing Plan.

4 COORDINATION OF COMPREHENSIVE PLAN ELEMENTS

4.1 Introduction

The State Growth Management Act and WAC 365-195-315 require local capital facilities plans to ensure that their comprehensive plan's land use, transportation, and capital facilities elements are coordinated and consistent. Additionally, if the Tumwater and Olympia School Districts are to be eligible for an impact fee program in the City, each must have its respective capital facilities plan adopted by and incorporated into the City of Tumwater's Capital Facilities Plan.

4.2 Comprehensive Plan Consistency

As the City's Land Use and Transportation Plans are set forth, capital facility system improvements needed to support growth can be adequately financed by the City through the Capital Facilities Plan (CFP). If, in the future, capital facilities (system improvements) needed to obtain concurrency for development are not funded by the CFP due to omission or lack of funds, one or more of five strategies must be employed to obtain consistency of plans and concurrency of necessary infrastructure:

Strategy 1: (Developer pays)

Unfunded infrastructure projects can be voluntarily fully-funded by a project developer. The provision to employ fair-share payback arrangements such as latecomers' agreements would be available. Also, the LID process would be an alternative funding.

Strategy 2: (Increase revenues)

The City increases tax revenues, grants, and/or issues bonds to increase CFP funding and thereby construct needed infrastructure.

Strategy 3: (Reprioritize projects)

The City amends the CFP to re-prioritize projects and thereby fund infrastructure projects needed to obtain concurrency.

Strategy 4: (Reassess land use densities)

The City reassesses its Land Use Plan and zoning to lower land use densities and thereby decrease the demand for construction of new infrastructure.

Strategy 5: (Lower level of service standards)

The City reduces its level of service standards for transportation and identifies minimum standards for other infrastructure through respective plan documents.

If the City is engaged in such a preceding reassessment, pending development applications affected by such considerations will be held in suspension for no longer than three months; after which, the City will communicate its intent on whether or not to allow the project to proceed in its application cycle. Specific findings of fact laying out the City's decision amending the CFP should be prepared and approved by the City Council. If the aforementioned three month maximum time period cannot be successfully accomplished with the once per year limitation on comprehensive plan amendments, the City Council may declare an emergency and suspend the comprehensive plan amendment limitation.

4.3 Identification of Existing Capital Facility Needs

The Capital Facilities Plan is required by the State Growth Management Act to identify needs in capital facilities, which are not eligible for development impact fee support. City facilities that are deficient are those that do not now exist in number, size, or location to satisfy levels of service as set forth in City plans for its existing populations:

PARKS FACILITIES:

The City has identified the neighborhood parks, trails and park facilities necessary to serve its current and future residents. Priority projects identified in the Parks, Recreation and Open Space plan include the completion of the Deschutes Valley Trail, acquisition and development of neighborhood and urban parks, development of a swimming facility and/or community center, reinvesting in both park and golf course infrastructure and improving community event space.

FIRE FACILITIES:

There are no current needs identified at this time that are not included in the General Governmental element of this Capital Facilities Plan.

SCHOOL FACILITIES:

The Olympia School District adopted a capital facilities plan and is participating in the Olympia school impact fee program for schools within the city limits of Olympia.

The Tumwater School District has adopted a capital facilities plan and is participating in the Tumwater school impact fee program for schools within the city limits of Tumwater.

STREETS AND ROADS:

There are no transportation facilities identified in the CFP that were identified as being in need of improvements prior to being listed in the CFP:

The reader is also referred to the street and road impact fee rate study accompanying the impact fee ordinance, and the Transportation Plan.

4.4 Future Infrastructure Recommendations

Future infrastructure recommendations contained within the Parks/Open Space, Transportation, Water, Sanitary, and Stormwater Plans are included within Chapter 6 of this plan.

5 LEVELS OF SERVICE AND PLANNING ASSUMPTIONS

5.1 Introduction

State Growth Management Act Administrative Code (WAC 365-196-415) recommends that local capital facilities plans include a discussion on “. . . the selection of levels of service or planning assumptions for the various facilities to apply during the planning period (twenty years or more) and which reflect community goals.” Chapter 5 of this plan will constitute that discussion for the Tumwater Capital Facilities Plan.

5.2 Community Goals

In January of 2020, the City Council held a Council Retreat, to which the public was invited and set priority goals and initiatives as indicated in the City of Tumwater Strategic Priorities and Goals 2021-2026, establishing organization-wide goals and action plans on key issues and opportunities facing the community, including residential quality of life, economic development and the fiscal sustainability of the City government, place-making, environmental sustainability, and the cultivation of a healthy community. The direction provided by this Strategic Plan will help the community maximize its assets, stay true to its desired character, and evolve into the community desired by its citizens. The Plan’s Vision, Mission, and Belief Statements articulate these overarching principles and serve both as reminders and active guidance for future decision making.

VISION STATEMENT:

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

MISSION STATEMENT:

In active partnership with our citizens, we provide courageous leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

BELIEF STATEMENT:

We Believe in PEOPLE.

People. We respect the diverse citizenry that makes up the social fabric of our community and strive to meet the needs of all citizens. We value and seek to strengthen our vibrant neighborhoods, which are cornerstones of civic life and community identity. As we pursue our goals and the long-term sustainability of the City organization, we value the contributions of our staff, support their continued personal and professional growth, and act to retain their expertise for the good of the community.

Excellence. We strive for excellence and integrity in providing City services. By providing quality services, being responsible and efficient stewards of public resources, and empowering employees to achieve excellence, we continue to build public trust and encourage civic involvement. We know that excellence does not have to come at the price of our sense of community or our small city character.

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 period of change.

Partnership. We work collaboratively with citizens, 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 that tries 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.

In March 2020, the City Council approved Resolution No. R2020-005, adopting Strategic Priorities and Goals for 2021-2026 providing measures of achievement for the Council and staff to use in coming years. The Council updated the Strategic Priorities and Goals for 2023-2024 at a Council Retreat and adopted the updates as part of the biennial budget in December 2022. The Strategic Priorities are summarized as follows:

- Build a Community Recognized for Quality, Compassion and Humanity
- Be a Leader in Environmental Sustainability
- Create and Maintain a Transportation System Safe for All Modes of Travel
- Provide and Sustain Quality Public Safety Services
- Pursue Targeted Community Development Opportunities
- Refine and Sustain a Great Organization

5.3 Levels of Service and Planning Assumptions

The Growth Management Act requires that transportation plans contain specific levels of service for the purpose of quantifying and qualifying traffic congestion levels at strategic roads and intersections. The Tumwater Transportation Plan uses a Level of Service (LOS) methodology. Other infrastructure plans use various techniques that identify what should be built where, when, and by whom.

5.3.1 Transportation Plan Planning Assumptions

The Transportation Master Plan, adopted in 2016, describes the City's transportation network and needed improvements.

Level of Service (LOS) Standards for streets consider travel conditions perceived by motorists – travel speed, travel time, freedom to maneuver, traffic interruptions and delays, comfort, and convenience. These standards are typically expressed with letter designations ranging from A – completely free flow conditions – to F, or failing, when chronic congestions is predictable and extends well beyond a “peak 15 minutes” at the end of the work day. The Transportation Master Plan, adopted in 2016, describes the City's transportation network and needed improvements.

Sometimes chronic congestion results not from too many vehicles but from system inefficiency – poorly timed signals, too many left-turning movements, inadequate storage space at intersections. Analysis of traffic operations can help determine whether the problem is one of too many cars or a need for better intersection or roadway design.

Tumwater will continue to evaluate the performance of its arterials and collectors using congestion measures that equate to delay. Since the late 1990s this has included acceptance of a bit more congestion on streets offering a wider range of travel choices, such as Capitol Boulevard. Expectations are that congestion will be less acceptable on more suburban streets like 70th Avenue and R.W. Johnson Boulevard.

The following LOS designations describe Tumwater's policy in the city and its urban growth area:

- For the designated “Urban Core Areas” LOS E is the acceptable standard of system performance.
- For the rest of the City and its urban growth area, LOS D will apply.
- The City has established Tumwater Strategy Corridors where the local LOS standard still applies as a goal, but it is acknowledged that some intersections or roadways may experience periodic congestion that exceeds the applicable standard.

Tumwater's use of regionally coordinated level of service standards for arterials and collectors ensures consistency in evaluation methods between Tumwater and its neighboring jurisdictions.

5.3.2 City Water System Planning Assumptions

The Tumwater Water System Plan was completely updated in 2020 and approved and adopted in 2021. Projects identified in this update were prioritized and most are included in this Capital Facilities Plan. The plan does not rely on a "Level of Service" style of project identification and prioritization; but, rather, uses the more traditional plan approach of applying system analysis and best professional

judgement to arrive at priority system improvements. That priority system is set out as follows from highest to lowest:

- Regulatory Compliance
- Health and Safety
- Water Quality (general improvements)
 - Reliability/Redundancy
 - Fire Flow and Pressure
 - Coordination with other Projects

5.3.3 City Stormwater Planning Assumptions

The Comprehensive Stormwater Management Plan (CSMP) completed its first major update in 2018. While there have been a number of sub-basin planning and other related efforts, this is the first comprehensive update in over 20 years. The augmented CSMP is organized around analysis of:

- A. The continued implementation of the National Pollution Discharge Elimination System (NPDES) permit to meet requirements for water quality and infrastructure necessary to manage stormwater runoff, including public and private stormwater systems.
- B. Identification of flooding problems and ongoing maintenance needs, which both contribute to the development of CFP projects.
- C. Wetland, riparian area and habitat preservation, where possible, and restoration where needed.
- D. The need for stormwater treatment facilities to enhance treatment of stormwater runoff in support of City goals, TMDL requirements, and Endangered Species Act-related protections for salmonid habitat and instream water quality.

Additionally, recent regulations require the comprehensive stormwater program to include the following elements:

- An ongoing stormwater facilities inventory and inspection program for both public and private systems,
- Program, process, and facility improvements related to City Operations,
- Management or elimination of sources of pollution, such as illicit connections and discharges, broken infrastructure and construction site management, critical to protect water quality and riparian habitats,
- Public involvement and education, and
- Surface water quality monitoring.

The GSMP is complete and considers new and anticipated provisions of the City NPDES permit, which was reissued in August 2019.

5.3.4 **City Sanitary Sewer Planning Assumptions**

The most recent General Sewer Plan was completed in 2015, replacing the 1996 plan. As with the other City utility plans, a "Level of Service" method of identification and prioritization is not used. Instead, the plan quantifies overall wastewater management, and contains the following elements:

- An evaluation of the existing collection system to identify any deficiencies;
- An evaluation of future wastewater flows and alternatives to manage them and correct deficiencies;
- An evaluation of the Operations & Maintenance program(s);
- Development of a capital program to meet recommendations of the plan, including the financial mechanisms to fund and sustain the utility.

There are two primary functions for wastewater management; collections and treatment. The City manages the collection of wastewater generated from developed properties to the City’s collection system. Through gravity, force mains and pump stations, wastewater is delivered to the LOTT Clean Water Alliance (LOTT) for treatment, disposal, and reclaimed water generation. LOTT is operated as a partnership between the cities of Olympia, Lacey, Tumwater, and Thurston County.

In 2014, the Cities of Lacey, Olympia and Tumwater re-examined the potential for water quality impacts in the region’s groundwater due to urban-density concentrations of septic systems. The “Urban Septic Assessment Report” (March 2015) recommends the jurisdictions continue progress toward implementation of a voluntary connection program to reduce the amount of septic systems in the urban areas, and consider more intensive actions in areas identified as “high risk” for impacts to public and environmental health. In 2017, the City – in partnership with LOTT – took an initial step to offer a financial rebate for existing, developed properties interested in voluntarily connecting to the City sanitary sewer system. This financial incentive remains available during the 2022-2023 biennium, and was expanded in 2022 to include City fees.

5.3.5 **Other Plans and Their Assumptions**

Other City plans, which play a more minor role in the development of infrastructure projects for the Capital Facilities Plan, include:

<u>PLAN</u>	<u>METHODOLOGY OF PROJECT IDENTIFICATION</u>
<ul style="list-style-type: none">• Parks and Open Space Plan (2016)	Combination of "Levels of Service" for parks and "best professional judgement" for trails and open space.

<ul style="list-style-type: none">• Fire Department Master Plan (2016)	<p>This plan bases its recommendations upon service area radius, available technology, risk analysis and capacity capability.</p>
<ul style="list-style-type: none">• Historical District Master Plan (1993) Historic Brewery Properties SEPA Planned Action and FEIS (2016)	<p>Based upon diverse projects needed to Create a Historic-Commercial District in the lower falls area of the Deschutes River.</p>
<ul style="list-style-type: none">• Union/Calvary Cemetery Master Plan (1996)	<p>Development of the plan was a synthesis of historic research, oral interviews, and an examination of present cemetery conditions. Research also involved examining current literature on cemetery preservation and restoration.</p>
<ul style="list-style-type: none">• City Hall Campus Master Plan (2014)	<p>The Tumwater Civic Center Master Plan (TCCMP) is a conceptual roadmap addressing the future development of the following buildings and their associated sites: Tumwater City Hall, Tumwater Timberland Regional Library and the Tumwater Fire Station. It takes into consideration the Town Center Plan as well as adjacent land uses.</p>

6 CAPITAL FACILITIES PLAN PROJECTS AND FINANCIAL PLANS

This chapter contains the financial plans and project worksheets for the General Governmental Fund, Transportation Fund, Water Fund, Sanitary Sewer Utility Fund, and the Storm Drain Fund.

APPENDIX "A"

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

APPENDIX "B"

TUMWATER SCHOOL DISTRICT No. 33 CAPITAL FACILITIES PLAN

CAPITAL FACILITIES PLAN

2025 – 2031



**Tumwater
School District**

Tumwater, Washington

September 25, 2025

Please contact the

Capital Projects Department with any questions

360-709-7005

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RESOLUTION 03-25-26

**A RESOLUTION ADOPTING THE TUMWATER SCHOOL DISTRICT
CAPITAL FACILITIES PLAN 2025-2031**

WHEREAS, the Tumwater School District No. 33 (hereinafter referred to as "the District") is responsible for providing public educational services at the elementary, middle, and high school levels to students now residing or who will reside in the District; and

WHEREAS, new residential developments have major impacts on the public school facilities in the District; and

WHEREAS, the Growth Management Act (GMA) authorizes a local government to collect impact fees to ensure that adequate facilities are available to serve new growth and development; and

WHEREAS, the State Subdivision Act requires that subdivisions make adequate provisions for schools and school grounds; and

WHEREAS, the District desires to cooperate with the City of Tumwater and Thurston County in implementation of the State Subdivision Act in imposing appropriate mitigating conditions upon development; and

WHEREAS, the District has studied the need for additional school facilities to serve new developments and has developed a Six-Year Capital Facilities Plan for the years 2025-2031; and

WHEREAS, the District has reviewed the cost of providing school facilities needed to serve new development and evaluated the need for new revenues to finance additional facilities; and

WHEREAS, the District has determined there is not sufficient capacity at its existing school facilities to accommodate additional students that will be generated by new development unless additional land is acquired and new schools are built; and

WHEREAS, the cumulative effect of additional development is to create additional demand and need for school facilities which cannot be met without the imposition of school impact fees; and

Page 2 Resolution 03-25-26

WHEREAS, the impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and the City of Tumwater and Thurston County school impact fee ordinances; and

WHEREAS, the District has determined that the District's Capital Facilities Plan provides for a schedule of impact fees for each type of development activity set forth in the Capital Facilities Plan;




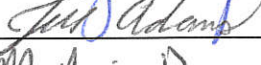

NOW, THEREFORE, IT IS RESOLVED by the Board of Directors of the Tumwater School District No. 33, Thurston County, Washington, as follows:

1. The Board of Directors of Tumwater School District No. 33 hereby adopts the Tumwater School District Capital Facilities Plan 2025-2031 which sets forth, among other things, the need for additional school facilities to serve new development, the cost of providing school facilities, the need for new revenues to finance additional facilities, the methodology for calculating impact fees pursuant to the GMA, and a schedule of GMA impact fees for a number of types of development activity.
2. The Board of Directors of the Tumwater School District No. 33 requests the City of Tumwater and Thurston County to adopt the Capital Facilities Plan 2025-2031 as a part of their capital facilities plan elements and that the Plan be used as a basis for imposition of impact fees under the GMA.


NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of Tumwater School District No. 33, Thurston County, Washington, adopts the Capital Facilities Plan 2025-2031 for said purposes stated herein.

ADOPTED this 25th day of September, 2025.

BOARD OF DIRECTORS

ATTEST:


 Secretary to the Board

CHAPTER ONE

INTRODUCTION

The six-year Capital Facilities Plan is an annual evaluation of the Tumwater School District capital facilities with a focus on its schools, their capacity and ability to accommodate population growth. The Plan assesses the impact of school enrollment growth, including new students from new residential development, on schools and plans accordingly to ensure that adequate school facilities can be provided to meet the additional demand in a timely manner.

Residential development and school construction generally do not occur in a coordinated manner. While the selection of school sites may precede the construction of new housing, the actual construction of school buildings usually follows the growth in residential home construction by a number of years. This lag in providing school facilities is due to a number of limiting factors which are discussed at length within this document.

Home building in Tumwater School District remains robust. There are 1,159 new single-family house lots and 3,822 new multi-family units that are either undergoing City and County review or being built. This new housing is expected to generate 1,058 new K-12 students in Tumwater School district. The tracking log is included as **Attachment E – Residential Development Details**.

Tumwater School District retains its reputation as desirable place for families to live and raise children. This is due in part to the quality of education the District provides.

CHAPTER TWO

BACKGROUND-GROWTH LEGISLATION

The Tumwater School District serves residents in the City of Tumwater and portions of Thurston County. The City of Tumwater has adopted a school impact fee ordinance pursuant to the Growth Management Act (GMA). Until 2013, Thurston County provided for school mitigation under the State Environmental Policy Act (SEPA). In 2013, the County adopted a GMA-based Impact Fee Ordinance that includes school impact fees and replaces mitigation under SEPA. The basis for both of these programs is discussed below.

State Environmental Policy Act (SEPA)

In an effort to acknowledge the effect of growth and mitigate those conditions, RCW 43.21C, the State Environmental Policy Act, authorizes local governmental jurisdictions to impose conditions on the approval of development projects subject to SEPA review. In addition, RCW 58.17.110 requires local jurisdictions, in their review of subdivision applications, to determine and make findings that the particular subdivision makes adequate provisions for, among other things, schools and school grounds. The subdivision statute allows for dedication of land, provision of public improvements to serve the subdivision and/or the imposition of mitigation fees as a condition of subdivision approval. Absent a specific finding of appropriate provisions for schools and school grounds, a plat must be denied. There are no avenues for securing school mitigation from projects exempt from SEPA review and not subject to the subdivision statute.

RCW 82.02.020 specifically prohibits imposition of fees on construction of buildings or subdivision of land except for impact fees as defined by statutes (RCW 82.02.050-.090) and except for voluntary agreements. Dedications of land within a proposed plat are not precluded if such dedications are reasonably necessary as a direct result of the proposed development.

RCW 82.02.020 allows voluntary agreements in lieu of a dedication of land or to mitigate an impact as a consequence of development. The voluntary agreements have specific qualifying provisions.

The State Environmental Policy Act prohibits a jurisdiction from requiring a person to pay for a system improvement where that person is otherwise required to pay an impact fee pursuant to RCW 82.02.050 - .090 for those same system improvements. WAC 392-343-032 states that “mitigation payments as provided for in RCW 43.21C.060 of the State Environmental Policy Act may be used by the district as local match funding and may not be substituted for the amount of state assistance that would otherwise be provided for school capital projects.”

Growth Management Act

The Growth Management Act (GMA) provides an opportunity for school districts to broaden the source of funds to meet the needs to provide additional school facilities as a result of growth in residential housing. The Act, originally passed in 1990 and amended in subsequent years, includes elements addressing the impacts of development on municipal corporations, such as school districts.

RCW 58.17.110, the State Subdivision Act, requires denial of any plat unless the county legislative body makes written findings that appropriate provisions are made for schools and school grounds. Dedication of land, provision of public improvements to serve the subdivision, and/or impact fees imposed under the act may be required as a condition of subdivision approval.

RCW 82.02.050 through RCW 82.020.090 set forth the legislative intent and authority to use growth impact fees to assist in capital construction projects.

The intent of the legislation is to ensure adequate public facilities are available to serve new growth, to establish standards which growth pays a proportionate share of the cost of those facilities, and that the fees are not arbitrary or duplicative. In addition, the fees are to be included as part of a capital financing plan which balances impact fees with other sources of public funds. The fees are to reasonably relate to and benefit new growth.

GMA impact fees are imposed through local ordinances which include a schedule adopted for each type of development activity. The schedule is based upon a formula designed to determine the proportionate share of the costs of public facilities necessitated by new development. In the case of school districts, the local city and/or county must adopt the district's plan by reference as a part of the jurisdiction's comprehensive plan.

The fees collected must be earmarked specifically and retained in special interest-bearing accounts and spent only in conformance with the capital facilities plan element of the comprehensive plan. The fees must be expended or encumbered within ten years of receipt, except for extraordinary reasons, or they are to be refunded to the then current property owner.

Finally, fees cannot be collected for system improvements under the GMA if fees are collected under RCW 43.21C.060 (SEPA) for those same improvements.

WAC 362-343-032 addresses the use of impact or mitigation fees by the school district as it relates to OSPI State Funding. Districts are able to use impact fees and/or mitigation fees to assist in capital construction projects as part of the local share for those projects receiving state financial assistance.

Thus, the statutory scheme for school mitigation may involve:

1. Imposition of mitigating conditions under SEPA, based upon adopted policies, to correct specific adverse environmental impacts identified in the environmental documents. RCW 43.21C.060.
2. Satisfaction of mitigating conditions under SEPA, or the State Subdivision Act through a voluntary agreement in lieu of dedication of land or to mitigate a direct impact of a development. RCW 82.02.020.
3. A finding of adequate provision for schools under the State Subdivision Act based upon dedication of land or provision of improvements for a subdivision of land. RCW 58.17.110.
4. Imposition of impact fees for system improvements reasonably related and beneficial to new development, and identified in the capital facilitates element of a comprehensive plan. RCW 82.02.050-.090.

CHAPTER THREE

SCHOOL DISTRICT DESCRIPTION

Tumwater School District is located in the north central portion of Thurston County. It encompasses 117 square miles and is bordered on the north by the City of Olympia (served by the Olympia School District), on the east by the City of Lacey (served by North Thurston Public Schools), the south by the Rochester and Tenino School Districts and on the west by the Capital Forest. **Attachment-A** is the map of the current District boundaries and attendance areas. The District includes the City of Tumwater and its urban growth area and unincorporated Thurston County. Development occurs principally within the urban growth area of Tumwater and in scattered locations throughout the remaining District boundaries. Within the urban growth boundaries, there is area for both short-term and long-term residential development. The residential population of the Tumwater School District is currently almost 45,500. This is expected to grow to 53,500 by 2030.

The District operates six elementary schools, two middle schools, two comprehensive high schools and one alternative high school. The District is the host district of New Market Skills Center, which serves eleven school districts and provides specialized career and technical education (CTE) for workforce training. Most of the District schools are located in the City of Tumwater, with only East Olympia and Littlerock Elementary schools located in un-incorporated rural Thurston County. **Table 1** contains a list of the existing schools, student capacity, current enrollment, and the number of modular classrooms.

The State began funding smaller class sizes in elementary schools beginning with the 2019-20 school year. At grade levels K-3, the class size is 17 students. While the number of students larger than 17 are allowed in individual classrooms, the district-wide average must be 17 or less. This has affected the capacity of existing and future facilities, as new classrooms spread over the District's six elementary schools may be required even without further enrollment growth. Because of this, elementary school level of service has been adjusted to a blended average of 22 students per classroom. Middle and high school classroom level of service remains at 25 students.

As of the start of the 2025-2026 school year, there are 45 modular or portable classrooms in the Tumwater School District. These are used for temporary capacity as enrollment grows in certain areas. Pending funding and construction of new schools, the District adds interim capacity at its schools with the use of portable facilities. However, portables are used only as interim solutions. They are not considered to be long-term capacity solutions or as meeting the District standard of service.

CHAPTER FOUR

ENROLLMENT FORECAST

The Office of the Superintendent of Public Instruction (OSPI) provides enrollment projections for State Construction Assistance Program funding purposes only, based on the Cohort Survival Method. This method of enrollment projection uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio or survival rate is used in conjunction with current live birth rates as a base for state-wide enrollment projections. The OSPI system is useful but has obvious inadequacies in representing the unique growth conditions of individual school districts. Historically, OSPI projections in growing school districts tend to underestimate the actual student enrollment growth. Furthermore, the OSPI projections do not anticipate new student enrollment as a result of residential development.

To account for growth within Tumwater School District, the District has developed a modified forecast of enrollment. This forecast relies upon growth projections from Thurston Regional Planning, consultants, and past enrollment trends within the District. Factors that cause these projections to be updated yearly are varying kindergarten enrollment, varying numbers of high school entering the Running Start program at community colleges and unpredictable student transfers either into or out of the District. The current six-year enrollment forecast is shown in **Table 2**.

The number of students per household is the factor that the District uses to plan for new schools to service the enrollment growth from new development. This factor, known as the “Student Generation Rate” (SGR), is calculated separately for single-family and multi-family housing units. Usually single-family units will generate more students than multi-family units. Also, more elementary students are generated per unit because they have six grade levels while middle schools have three and high schools have four grade levels. The SGR study was last updated in April 2025 by FLO Analytics.

The results of the latest study are included as **Attachment C**. The following is a summary of the rate study:

<u>Housing Type</u>	<u>TSD Study SGR</u>
Single Family	
Elementary	0.27
Middle School	0.14
<u>High School</u>	<u>0.14</u>
Total	0.55
Multifamily	
Elementary	0.06
Middle School	0.03
<u>High School</u>	<u>0.03</u>
Total	0.11
(Total does not add due to rounding)	

The Tumwater School District SGR multipliers produced as a result of this study and adopted by the District are also shown on **Table 8** and used in **Appendix B** to calculate the school impact fee.

CHAPTER FIVE

LEVEL OF SERVICE CAPACITY

Adequate instructional space is generally based on the educational program adopted by the District. Instructional capacity is the classroom space required for the educational program in each building. The number of students a building can serve adequately is determined by the type and number of programs placed in each building, and the number of regular classrooms it contains. Generally, instructional capacity is determined by examining the number of regular teaching stations in the buildings and the adopted class sizes of the educational program. The instructional capacity of two buildings with the same number of teaching stations or similar square footage may be different as a result of differences in the design of the school as well as its educational program.

OSPI uses formulas based on square footage of school buildings (see WAC 362-343) for providing state assistance for school facilities. Those formulas, which are for funding purposes only, do not represent the amount of space for current program needs. The purpose of the formula is to specifically identify the maximum amount of state assistance to be provided for a project. WAC 362-343-035 sets space allocations for funding assistance. The allocations have been subject to question for years by school districts and, although they have been recently adjusted somewhat, they do not represent actual new construction in Washington State. Furthermore, even if the District receives State Construction Assistance Program (SCAP) funding for an eligible project, the District must consider the timing and amount of those funds in its capital facility planning process. However, when planning new schools, the educational programs are the driver of the design and capacity of those facilities.

Level of service capacity is defined as the number of students a school is designed to accommodate. The capacity standard includes only permanent general education classrooms and is based on District calculations. Some districts use a square footage standard to determine the level of service capacity for a facility. Other districts have adopted a standard utilizing a given number of students per classroom. This method fits well with agreements negotiated with teacher organizations relating to the number of students a teacher is expected to teach in a classroom. In the Tumwater School District, an average of 25 students per regular classroom for grades 6-12 is the standard used for planning purposes. With the class size restrictions at grades K-3, elementary schools now use a blended average for K-5 of 22 students per regular classroom.

Based upon the enrollment forecasts and level of service capacities, the demand vs. supply of existing schools and projected new classrooms is shown on **Table 3**. Table 3 projects the need for a new elementary capacity during the six-year planning period to address growth-related capacity needs.

CHAPTER SIX

FINANCING

The Washington State Constitution mandates educational opportunity for all children in Article IX Section 1:

"It is the paramount duty of the State to make ample provision for the education of all children residing within its borders, without distinction or preference on account of race, color, caste or sex."

Court cases have subsequently determined that the legislature is responsible for "full funding of basic education" and the Office of Superintendent of Public Instruction has been assigned overall responsibility for assuring the operations of public education for grades kindergarten through 12. The state provides the funds for the basic education through a formula based on student enrollment and special student needs. The districts, through use of a local levy which is not to exceed 28 percent of the state authorized support, may "enrich" the educational program from local property tax sources. Capital needs are addressed separately.

School districts utilize budgets consisting of a number of discrete funds, including a general fund for district operations and building and debt service funds for meeting capital needs.

SOURCES

General Fund

The General Fund constitutes the main operational budget source for the district, utilizing state apportionment, categorical, and local levy enrichment funds to pay for the educational program. Salaries, benefits, purchases of goods and services and the like are the responsibility of the general fund.

Building Fund

The Building Fund is used for capital purposes: to finance the purchase and improvement of school sites; the construction of new facilities and remodeling or modernization of existing facilities; and the purchase of initial equipment, library books, and text books for those new facilities. Revenues accruing to the Building Fund may come from the General Fund apportionment, sale of properties, contributions, bond sale proceeds, capital levy collections, impact fees and earmarked state revenues.

Debt Service Fund

The Debt Service Fund is established as the mechanism to pay for bonds. When a bond issue is passed, the district issues bonds which have a face value and an interest rate. Property taxes are adjusted to provide the funds necessary to meet the approved periodic payments of interest and principal. The proceeds from the taxes collected for

this purpose are deposited in the Debt Service Fund and then drawn out for payments at the appropriate times.

Bonds

Bonds are financial instruments having a face value and an interest rate which is determined at the time and by the conditions of sale. Bonds are backed by the "full faith and credit" of the issuing government and must be paid from proceeds derived from a specific increase in the property taxes for that purpose. The increase in the taxes results in an "excess levy" of taxes beyond the constitutional limit, so the bonds must be approved by a vote of the people in the jurisdiction issuing them. The total of outstanding bonds issued by the jurisdiction may not exceed five percent of the assessed value of property within that jurisdiction at the time of issuance.

Bonds are multiyear financial instruments, generally issued for 10, 20, 25, or 30 years. Because of their long-lasting impact, they require both a 60 percent super-majority of votes *and* a specific minimum number of voters for ratification. The positive votes must equal or exceed 60 percent of the total votes cast. The total number of voters must equal or exceed 40 percent of the total number of voters in the last general election.

Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which the bonds are issued. They cannot be converted to a non-capital or operating purpose. The life of the improvement resulting from the bonds must meet or exceed the term of the bonds themselves.

Levies

School Boards can submit levy requests to the voters of the district. They too are measures which will raise the property tax rate beyond the constitutional limits. Levy approval differs from the approval requirements for bonds in that a levy measure is approved with a simple majority of the votes cast.

The Secretary of State issues a schedule of approved election dates each year. The school board must place its proposed measures on one of those dates. If the measure fails at the first election, the board can re-submit it to the voters after a minimum period of 45 days. If the measure fails for a second time during a calendar year (a double levy loss) it cannot be submitted again during that year.

Capital Levies differ from bonds in that they do not result in the issuance of a financial instrument and therefore does not affect the "bonded indebtedness" of the district. The method of financing is an increase in property tax rates to produce a voter-approved dollar amount. The amount generated from the capital levy is then available to the district in the approved year. The actual levy rate itself is determined by dividing the number of dollars approved into the assessed valuation of the total school district at the time the taxes are set by the County Council.

Capital levies can be approved for a one to six year period at one election. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified purpose. They may not be transferred to operating cost needs.

Operating levies are used to supplement the district's educational program offerings. Note, due to legislative changes, the entire "operating" levy structure has undergone radical change. These levies are now called "enhancement" levies used to supplement district education beyond the State definition of "basic education". Levies generally will support athletics, art, physical education and other programs not addressed by the state apportionment for basic education. They also support special categorical funded programs for disabled, bilingual, early childhood and others. Funds can be transferred from operating levy sources to help pay for capital needs, although it is very rarely done.

Operating levies may be approved for one to four years at a single election.

Miscellaneous Sources

Minor sources of funding include grants, bequests, proceeds from sales of property and the like. They are usually a small part of the total financing package.

State School Construction Assistance Program (SCAP) Funding

The State of Washington has a Common School Capital Construction Fund. The Office of Superintendent of Public Instruction (OSPI) administers the funds.

The calculation for determining state matching support is:

Eligible Area	X	Construction Cost Allocation (CCA)	X	Funding Assistance Percentage	=	Maximum Allowable State Funding Assistance
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ELIGIBLE AREA: Square footage of instructional space for which the state will provide funding assistance. It compares the district's current inventory of instructional space to its projected enrollment multiplied by the Student Space Allocation (SSA), the amount of square feet per student established by the legislature to determine funding allocation level and may not reflect what is adequate to meet district's educational program requirements.

CONSTRUCTION COST ALLOCATION (CCA): The State's recognized costs per square foot of new construction. Not to be confused with actual costs per square foot, which is usually higher.

STATE FUNDING ASSISTANCE PERCENTAGE: A unique number calculated for each district, used to determine the amount of state assistance. Calculated annually, it is a ratio of a district's assessed land value per student compared to the statewide average of assessed land value per student. Minimum percentage is 20% up to a maximum percentage of 100% of recognized project costs. Additional points are provided for district-anticipated growth.

The Tumwater School District assistance percentage as of July 2025 is 61.95% for *eligible* project costs. The construction cost allowance for school construction costs for July 1, 2025 funded projects is \$383.66 per square foot.

The construction cost allowance is only an index for funding and must not be used to estimate or set construction costs. Typically, actual construction costs for schools are significantly higher than the construction cost allowance. Current construction costs are almost double those used for SCAP. Furthermore, State assistance funding does not apply toward many of the costs necessary to complete a project. State assistance typically accounts for less than 25% of the total project cost.

Qualifying for SCAP funding involves an application process that has six rounds of District applications and OSPI approvals. Districts submit information for consideration to the State Board. If approved, the district project is given a priority ranking number based upon information provided in the application. The project is then placed on the funding list along with all other projects submitted. OSPI funds projects each July at the beginning of the State fiscal year starting at the top of the list with those projects having the highest priority number and proceeding down the list until the funds allotted for that year are committed. In short, the higher the priority ranking, the better prospect the district has in receiving state matching funds. Failure by the district to proceed with a project in a timely manner can result in loss of the district's state funding assistance.

Funds for the state funding assistance come from the Common School Construction Funds. Bonds are sold on behalf of the fund and then retired from revenues accruing from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the legislature can appropriate additional funds, or OSPI can prioritize projects for funding (Chapter 392, Sections 341-347 of the Washington Administrative Code).

RESIDENTIAL CONSTRUCTION DEVELOPMENT MITIGATION

Impact Fees

According to RCW 82.02.050, the definition of impact fee is *"a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee."*

Impact fees can be calculated on the basis of "un-housed student need" which is related to new residential construction. A determination projected student enrollment growth within the six year planning period and insufficient permanent school space to serve that growth allows the district to seek imposition of the fees. The amounts to be charged are then calculated based on the costs for providing the space and the projected average number of students in each residential unit as based on the student

generation rate analysis. The School Board must first approve the calculation of the impact fees as a part of the Board's adoption of this Capital Facilities Plan and in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district -- counties, cities and towns. In the Tumwater School District, those general government jurisdictions include the City of Tumwater and Thurston County. Both the City of Tumwater and Thurston County have adopted school impact fee ordinances.

SEPA Mitigation

Prior to the City of Tumwater and Thurston County, adopting Growth Management Act school impact fee ordinances, the District had requested that mitigation requirements apply to all residential developments throughout the District subject to SEPA to mitigate the direct impacts of the development on schools. Because all jurisdictions within the District's boundaries are now collecting impact fees for schools, the District will generally no longer request mitigation for new housing developments located in the unincorporated areas in the District.

The Capital Facilities Plan is designed to support the use of fees as provided for under the Growth Management Act. It consists of: (a) an inventory of existing educational facilities owned by Tumwater School District, showing the locations and capacities of these facilities; (b) a forecast of the future needs for school facilities; (c) the proposed capacities of new school facilities; and (d) a plan that will finance proposed new school facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

Where necessary, the Six Year Capital Facilities Plan provides for acquisition and development of new school sites. Also, for existing school facilities that are 30-years older or more, major renovations with partial funding from the State Construction Assistance Program funding are included as well as new construction. Additions for increasing capacity may be done in conjunction with renovations.

CHAPTER SEVEN

CONSTRUCTION PROGRAM

The gap between available space and need increases when residential growth accelerates while the planning, financing, permitting and construction period for school construction has lengthened. As a result, school capacities typically lag behind the increase in housing. Schools are categorized as Elementary, Middle, and High Schools. There will be variations from district to district of grade configurations, class size, and curriculum based needs depending on the district's educational program. Adjustments to the construction cost can be managed according to the choices made by the district and the effects of inflation.

The first element of project costs consists of the cost of acquiring the site and the developing of the site. The cost of the site usually consists of the price paid for the land, costs of the purchase, and cost of easements required for roads and utilities. Development costs consist of the costs to provide roads, utilities, and other necessary on-site and off-site improvements to the site in order that a school facility may be built thereon. These costs are not eligible for State funding assistance and must be paid for by local funds exclusively. Site costs will vary widely depending on the real estate market and on the circumstances of the site such as location and availability of utility services. OSPI has recommended minimum site sizes of five acres for an elementary school plus one acre for every 100 students and ten acres for grades 7 and above plus one acre per 100 students. This acreage is supposed to provide for the buildings and the appropriate support facilities such as play fields, athletic facilities, parking, and storage. The District uses the following as the practical acreage needed for school sites:

Elementary: 10-15 acres

Middle Level: 20-25 acres

High: 40-50 acres

Site sizes above and below these are evaluated and considered based on available land in the area where new facilities are needed.

The second element is the construction cost of the building, site (parking lots, play fields, site furnishings and on-site utilities) and off-site costs (public utilities and public street improvements) The final cost element are those costs associated with construction which include planning, design, engineering, construction management, furniture, equipment, agency fees, and sales taxes. The project cost estimate for the new elementary school and a typical double-classroom modular (portable) unit are shown in **Table 4.**

The District anticipates using a mixture of funding sources to meet the costs of building the schools, including local bond issues, capital levies, State funding assistance and impact fees. The bond issues are the primary source of local funding, and are dependent on voter approval. State funding assistance provides the secondary source of school construction funds. Those funds are available from the State based upon

specific project eligibility, priority ranking by the State and available funds. If the sale of bonds is not approved by the public or State funding assistance is not available, the District will not be able to implement the Capital Facilities program as planned. The District may then utilize other means to house the students including purchase of modular classrooms or any other means available to the district. If the District experiences accelerated growth above and beyond that expected and/or funds are not available, then the district may not be able to provide housing for students. This may require a moratorium on any new housing until funding becomes available.

The District has identified three areas for new elementary schools. These are in the southeast near the Olympia Airport (where a 12-acre site was purchased in 2008 and a 10-acre site in 2020), one and possibly two sites near Black Hills High School (where one 15-acre site was purchased in 2011), and elsewhere as need is identified. Schools in these areas will be used to accommodate planned growth. New middle and high school sites may be needed in the next twenty years as new elementary schools are built. The District purchased a 21-acre site near Black Hills High School in 2011 for a future middle school. The District includes in its long-range plan an element that provides funds for the acquisition of school lands for future capacity needs.

The District also owns 2.2 acres of vacant land adjacent to Peter G. Schmidt Elementary School and 6.9 acres of vacant land adjacent to New Market Skills Center. Both of these parcels are deemed too small for a stand-alone school.

Attachment-B is a map locating the vacant properties the District owns as well as conceptual site plans for the new schools on each.

The District recognizes the need to move forward in a timely manner to identify potential school sites and conduct the studies necessary to determine which sites meet District criteria for schools. Over the years, many criteria have been added to the already long list which must be studied to determine whether a site can support a particular school facility. A feasibility period of one to three years is not unexpected in the District's experience. Urban growth boundaries, land use, zoning, storm water, availability of utilities, critical areas ordinances and a willing seller are just some of the factors to be considered. Additionally, the size of property needed for a school ranging from 10 to 55 acres within the urban growth boundary is a big issue. Available sites are becoming more scarce, especially those which have the potential for sewer and water service.

After an approved site has been secured, other factors influence the timeline for producing a school facility ready for occupancy. First, the District must pass a local bond issue for its portion of the funds necessary to complete the project. Second, the District must house excess students within the existing facilities and/or housing students in modular classrooms for a period of up to five years. Third, the District must qualify for and receive State funding assistance. Finally, the planning and construction process may

range from three years for an elementary school to as much as five years for a secondary school from start to occupancy.

Therefore, it is incumbent on the District to move forward in a timely manner with its Capital Facilities Plan to acquire and develop needed sites and facilities. As such, multiple sources of funding are required including existing capital funds, bond issue funds, mitigation/impact fees, and State funding assistance.

Construction projects that are planned to increase capacity within the six-year planning period are:

1. Building a new elementary school for added capacity of 396 students to serve growth at the K-5 level to open in 2030 requires future approval of bonds by voters. The project costs of \$52,000,000 are detailed on **Table 4**.
2. Adding modular classrooms to elementary schools until a new school is built along with the potential addition of modular classrooms at the middle and high schools as needed to provide for interim capacity solutions.

Construction projects planned to update existing facilities are:

1. New Market Skills Center – minor capital improvements funded primarily with State grants. Six projects were funded for the 2025-27 biennium. A \$54 million full renovation of the facilities with additions has been applied for but not yet funded by the State.
2. Tumwater and Black Hills High Schools – major renovations partially funded with State funds in a future bond.
3. Bush and Tumwater Middle Schools – the parts of the original buildings not included in the additions and renovations to accommodate sixth grade will be eligible for State construction grants soon. The majority of funds will come from bonds approved in a future election. The project costs for Bush Middle School are estimated at \$37 million and for Tumwater Middle School they are \$48 million.

The District uses capital levies to pay for major maintenance projects, such as roof and boiler replacements, technology upgrades, renovations for educational programs and health, safety and security projects. A 4-year capital levy of \$24.1 million was approved in 2022 and the 2025-26 approved levy amount is \$6,225,000. The projects planned for this year of the levy are listed below and, as with any construction program, are subject to change as opportunities and challenges arise:

1. Minor renovations district-wide. These may include flooring; room modifications and emergent program needs.
2. Heating valve and fitting replacements and improvements to the HVAC system to improve airflow, natural cooling and energy savings.
3. Evaluate and replace electrical transformers and switchgear for continued safe operations.
4. Re-coat the finish system and replace joint sealant on the exterior walls at BHHS.

5. Install a 2,400 square -foot steel canopy over the bleachers at the BHHS soccer/football field.
6. Replace the heat pump at East Olympia Elementary School.
7. Replace HAVC equipment as needed district-wide.
8. Perform minor renovation for emergent needs of Special Services, Career & Technical Education (CTE) and other educational programs district-wide.
9. Make improvements to parking lots, sidewalks and fields across the district as needed.
10. Make energy efficiency improvements buildings district-wide to meet WA Clean Buildings Performance Standards and to lower energy costs.
11. Leverage grants to install solar power-generating panels. The new roof at Tumwater High School makes it the most likely next site.
12. Replace network switches and wireless access points district-wide by the Technology Department.
13. Replace student and staff Chromebooks per update schedule by the Technology Department.
14. Improvements to the District data center by the Technology Department.
15. Operations costs of the Capital Projects, Technology and Buildings & Grounds Departments as related to capital projects.
16. Six State-funded Minor Capital Improvement projects at New Market Skills Center totaling \$2,150,000 were awarded. These are a renovation of the Alexander Meeting Room, replacement of exterior lights with LED fixtures, replacement of security cameras, replacement of classroom projectors, replacement of network switches and replacement of the Collision Repair paint booth.

These capital levy projects allow the District to maintain clean, safe and efficient schools.

CHAPTER EIGHT

FINANCIAL PLAN

The planned project expenditures and revenues are detailed in **Table 5**. Tumwater School District will need revenue from various sources of \$376,640,000 to finance facility needs for the fiscal years 2025-26 through 2030-31.

The capital projects fund balance at the end of the 2024-25 fiscal year is estimated to be \$11,000,000.

The majority of the funding for the current six-year plan, \$240,000,000, would come from a future bond referendum that requires voter approval. The amount of bond may be more or less than this as individual projects are assessed by the School Board.

The District passed a four-year Technology & Capital Projects capital levy in February 2022. This is funding technology upgrades, major maintenance projects and safety and security projects over four calendar years (five fiscal years). A replacement six-year Technology & Capital Projects capital levy is being planned for February 2026.

State grants are estimated to amount to approximately \$80,900,000, including \$46,900,000 solely for New Market Skills Center projects.

The impact fee and mitigation fee portion for the six-year period is \$5,500,000.

Miscellaneous revenue from a variety of other sources is estimated to be \$1,000,000 over the next six years.

2024-25 Ending fund Balance		\$11,000,000
+ Capital Levy (current and future)	\$43,740,000	
+ Bond Sales (future, requires voter approval)	\$240,000,000	
+ State Grants	\$86,400,000	
+ Impact Fees	\$5,500,000	
+ Misc. Revenue	\$1,000,000	
= Total Revenue		\$376,640,000
= Anticipated Available Funds		\$387,640,000

These funds are anticipated to be available to finance the capital projects in the plan. The planned project expenditures and revenues are detailed in **Table 5**.

CHAPTER NINE

ASSESSED VALUATION

The assessed valuation of the school district is the total value of the real property--land and improvements, including buildings -- within the district boundaries. The assessed value is set by the Thurston County Assessor and is as the base to which property tax rates are applied. The increase in value of the total assessment for the County cannot exceed an amount equal to 106 percent of the prior year's total value plus the value of new construction during that period. The total is increased by inflation or increased market value for existing properties.

The constitutionally approved taxes, which amount to 20 mills or two cents on the dollar, are applied to the full assessed value and produce funds for a variety of governmental purposes. Excess levy rates, those beyond the constitutional limits, are imposed to generate a specific dollar amount, so they may vary from year to year. The higher the assessed valuation, the lower the rate needed to generate the necessary dollar amount.

School districts which have a high assessed valuation, such as those with large, intensive commercial developments (i.e. shopping and auto malls, etc.) or waterfront homes are able to generate very substantial bond dollars with very modest tax levy rates. On the other hand, districts with low assessed valuation are hampered with high tax levy rates to raise even modest bond funds. The Tumwater School District, while the urban core is growing, is still largely a rural district with a modest assessed valuation. As such, care must be taken in managing bonds and capital levies to maintain voter confidence and modest tax levy rates.

The district's total assessed valuation as of January 1, 2025, set by the County Assessor, was \$10,385,980,551, which is an increase of 7.0% over the 2024 assessed value.

CHAPTER TEN

EXISTING DEBT

The Tumwater School District's current debt is \$59,720,000 as shown in **Table 6**. This debt consists of four bond sales from the 2014 election. Current bond debt will be paid off in 2032. **Table 6** also shows the projected annual payments.

There is a five percent ceiling on outstanding indebtedness, which means that the bonded indebtedness of the district cannot exceed five percent of the assessed value of the district at the time of issuance of the bonds. The existing debt therefore reduces the bonding capacity of the district.

For Tumwater School District, the current availability of bonding capacity is calculated as:

Total Assessed Value	\$ 10,385,980,551
Five Percent of Assessed Value	\$ 519,299,028
Existing Bonded Indebtedness (Principal Only)	\$ 59,720,000
Available Bonding Capacity	\$ 459,579,028

Table 7 compares the debt limit with the outstanding debt. The information contained therein indicates that the District as the District pays off existing debt; it also has adequate debt capacity for timed bond sales for the planned construction projects.

CHAPTER ELEVEN

IMPACT FEE CALCULATIONS

The school impact fee formula ensures that new development only pays for the cost of facilities necessitated by new development. The Growth Management Act (GMA) school impact fee calculations (**Appendix B**) examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit and then reduce that amount by the anticipated state match and future tax payments. The calculations are driven by the facilities costs identified in **Table 4** for the District's new planned growth-related capacity projects (as identified in **Table 3**). By applying the student generation factor (as shown in **Table 8**) to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The resulting impact fee may be discounted by an additional amount at the discretion of the District Board of Directors. Importantly, the GMA does not require new development to contribute toward the costs of providing capacity to address existing needs.

APPENDIX A

TABLES 1-8

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
PARKS									
Community Parks									
Historical Park	777 Simmons Road SW	1980	\$60,000		17 Acres	Active Park			
Pioneer Park	5801 Henderson Boulevard SE	1987 / 1994	\$2,769,923		85 Acres	Active Park			
Neighborhood Parks									
Deschutes Valley Park	"T" Street	August 1998	\$320,000		16 Acres	Undeveloped			
Tumwater Hill Park	3115 Ridgeview Court SW	2014	\$35,000		31.5 Acres	Active Park			
Isabella Bush	1436 Linwood Avenue SW	Oct-89	\$225,000		19.28 Acres	Active Park			
Isabella Bush Parcel 33204000208	1414 Linwood Avenue SW	November 2017	\$187,700	\$100,000	0.25 Acres	Active Park			
Kindred Park	9168 Aster St SE	2022/23	\$1,337,000		3.44 Acres	Active Park			
Pocket Parks									
Overlook Park	1205 Barnes Boulevard SW	1991	Mitigation		1.27 Acres	Active Park			
5th & Grant Park	515 Hayes Street SW				0.3 Acres	Active Park			
Palermo Park	303 "O" Street SE				0.3 Acres	Active Park			
"V" Street Park	415 "V" Street SE				0.6 Acres	Active Park			
Jim Brown Park	535 Bates Street SW	2003	\$216,731		1.32 Acres	Active Park			
Barclift Park	690 Barclift Lane SE	1998 / 2007	\$427,000		3 Acres	Active Park			
Coralie Carlyon Park	Sunset Way and Fairfield Road SE	1953			.13 Acres	Active Park			
Golf Courses									
Tumwater Valley Municipal Golf Course	4611 Tumwater Valley Drive SE	May 1996	\$2,700,000		200 Acres	Golf Course			
Open Space / Trails									
BPA Powerlines					6 Acres	Undeveloped			
SW Neighborhood Park	6725 Litterock Road SW	August 1995	\$554,200		17.6 Acres	Undeveloped			
Sapp Road Park	2332 Sapp Road SW	1999	Mitigation		11.8 Acres	Undeveloped			
Percival Creek Open Space	Mottman Road / 2 Parcels					Undeveloped			
Barnes Blvd Trail		2014	\$100,000		6.6 Acres				
Tumwater Hills Trails Parcel(s) 75320299900	Somerset Hill	December 2018	Donation		5.73 Acres	Active Park			
WATER SYSTEM									
Water Sources									
Well #1 - Palermo	303 "O" Street SE	1931				Out of Service			
Well #2 - Palermo	303 "O" Street SE	1939				Decommissioned 2012			
Well #3 - Palermo	303 "O" Street SE	1944			260 gpm	In Service			
Well #4 - Palermo	303 "O" Street SE	1949			350 gpm	In Service			
Well #5 - Palermo	303 "O" Street SE	1965				Decommissioned 2013			
Well #6 - Palermo	303 "O" Street SE	1967			350 gpm	In Service	Well Rehab /	2005	\$60,000
Well #7 - Israel Road	211 Israel Road SW	1968				Removed, Replaced by #11			
Well #8 - Palermo	303 "O" Street SE	1982			480 gpm	In Service			
Well #9 - Airport 1	700 76th Avenue SW	1986 / 1943			330 gpm	In Service			

Well #10 - Airport 2	655 Tumwater Boulevard SW	1986 / 1972			440 gpm	In Service			
Well #11 - Israel Road	211 Israel Road SW	1993			310 gpm	In Service			
Well #12 - Bush Middle Sch.	8260 Kimmie Street SW (Port)	1995			675 gpm	In Service			
Well #13 - South of Airport		1995				Decommissioned 2005			
Well #14 - Bush Middle Sch.	8262 Kimmie Street SW (Port)	1995			2350 gpm	In Service			
Well #15 - Tumwater Blvd.	451 - 73rd Avenue SW	1992			650 gpm	In Service			
Well #16 - Palermo	303 "O" Street SE	2012	\$100,000	\$100,000	400 gpm	Under Development			
Well #17 - Palermo	303 "O" Street SE	2013	\$100,000	\$100,000	400 gpm	Under Development			
Well #20 - Trails End	7738 Arab Drive SE	1991				Decommissioned			
Well #21 - Trails Arena		1991				Decommissioned			
Well #23 - Trails State Svc.		1991				Decommissioned			
Lakeland Manor Water System	4322 60th Ave SW	2010 / 1970			125 gpm	In Service			
Lathrop Industrial Water System		2009			100 gpm	In Service			
Water Reservoirs									
350 Zone (Barnes)	215 Barnes Boulevard SW	1995			4 Mill. Gallon	In Service			
454 Zone (Mottman)	3288 Vista Verde Lane SW	1985			1.08 Mill. Gallon	In Service			
549 Zone (Tree Tank)	1215 Barnes Boulevard SW	1991			1 Mill. Gallon	In Service			
Airport	700 - 76th Avenue SW	1986 / 1972			0.2 Mill. Gallon	Out of Service			
Booster Stations									
"C" Street 454 Zone	602 "C" Street SW	1965			850 gpm	In Service			
"C" Street #2	Individual Pump, Not a Station					In Service			
"C" Street #3	Individual Pump, Not a Station					In Service			
"C" Street #4	Individual Pump, Not a Station					In Service			
"C" Street 549 Zone	604 "C" Street SW	1991			450 gpm	In Service			
"C" Street #6	Individual Pump, Not a Station					In Service			
"C" Street #7	Individual Pump, Not a Station					In Service			
Palermo Clearwell #1	Part of the Treatment Plant					In Service			
Palermo Clearwell #2	Part of the Treatment Plant					In Service			
Palermo Clearwell #3	Part of the Treatment Plant					In Service			
Palermo Clearwell #4	Part of the Treatment Plant					In Service			
Bush Clearwell #1	Part of the Treatment Plant					In Service			
Bush Clearwell #2	Part of the Treatment Plant					In Service			
Bush Mountain	4000 Bush Mountain Drive SW	1999			200 gpm	In Service			
Bush Mountain #2	Individual Pump, Not a Station					In Service			
Water Treatment Facilities									
Palermo Aeration Tower	303 "O" Street SE	1998			2000 gpm	In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
Bush Aeration Tower	8260 Kimmie Street SW	1999			3000 gpm	In Service			
Pressure Reducing Valves (PRVs)									
Irving Street	1116 Irving Street SW					In Service			
R.W. Johnson	3725 RW Johnson Blvd. SW	1999				Removed 2013			
Somerset Hill Drive	3135 Somerset Hill Drive SW	1999				In Service			
Crosby Boulevard	2002 Sapp Road SW	2013	\$88,000	\$88,000	8-inch	In Service			
Generators									
#1 - "C" Street Booster Station	600 "C" Street SW	1990			100 kw	In Service			
#2 - Palermo Well Field	303 "O" Street SE					Removed from Service			
#3 - Palermo Well Field	303 "O" Street SE	1991			200 kw	In Service	Replacement	2014	\$150,000
#4 - Mottman Reservoir	1215 Barnes Boulevard SW	2002			8.5 kw	In Service			
#5 - Bush Well Field	8260 Kimmie Street SW	2002			500 kw	In Service			
Water Meters					7458	Total			
3/4" Meters	UGA wide		\$6,352		6711	In Service			
1" Meters	UGA wide		\$330		297	In Service			
1-1/2" Meters	UGA wide		\$229		218	In Service			
2" Meters	UGA wide		\$233		187	In Service			
3" Meters	UGA wide		\$5		39	In Service			
4" Meters	UGA wide		\$3		2	In Service			
6" Meters	UGA wide		\$2		2	In Service			
Hydrants					1,580	In Service			
Telemetry System						In Service	Upgrade	2014	\$35,000
SANITARY SEWER SYSTEM									
Lift Stations									
#1 - Lake Park Drive	1021 Linwood Avenue SW	1965			100 gpm	Out of Service			
#2 - Lana Lane	1670 Lana Lane SW	1968			250 gpm	In Service			
#3 - Terminal (Airport)	7581 Terminal Street SW	1980			750 gpm	In Service			
#4 - Trospen Road	2401 Trospen Road SW	1995				In Service			
#5 - Palermo	564 "M" Street SE	1975			400 gpm	In Service			
#6 - Lloyd	4151 Lloyd Street SE	1965			100 gpm	In Service			
#7 - Metalcraft	210 Custer Way SW	1956 / 1976; Replcd 2008			400 gpm	In Service			
#8 - Gold Creek #1	2326 Miner Drive SW	1975			130 gpm	Removed 2008			
#9 - Belmore	6924 Belmore Court SW	1979			90 gpm	In Service			
#10 - Gold Creek #2	6200 Miner Drive SW	1986			100 gpm	In Service			
#11 - The Farm	1015 Surrey Trace SE	1996				In Service			
#12 - Kimmie Street	2120 83rd Avenue SW	1993			100 gpm	In Service			
#13 - Silver Oaks	691 "V" Street SE	1993			100 gpm	In Service			
#14 - Silver Ridge	725 Dennis Street SE	1994			100 gpm	In Service			
#15 - Pioneer Park	5800 Henderson Boulevard SE	1998				In Service			
#16 - The Vistas	3840 Crosby Boulevard SW	1995				Removed			
#17 - Deschutes Ridge (Used to be DS community septic)	1940 79th Avenue SW	2003				In Service			
#18 - A.G. West High School	7242 Litterock Road SW	2000			350 gpm	Removed 2008			
#19 - Tumwater Heights	899 Anthony Court SW				250 gpm	In Service			
#20 - Camp Kennydell Community Septic (County Owned; City Maintained)						In Service			
#21 - Streamland Estates	2352 Sapp Road SW	2000	\$200,000			In Service			
#22 - Bridlewood	8125 Belmonte Drive SE	2002				In Service			
#23 - Kirsop	6502 Belmore Street SW	2004	\$367,500		750 gpm	In Service			
#24 - 88th Avenue	799 - 88th Avenue SW					In Service			
#25 - Suncrest (Linwood)	1008 Linwood Avenue SW	2007	\$681,210			In Service			
#26 - Tumwater Boulevard	926 Tumwater Boulevard SE	2007	\$271,232		520 gpm	In Service			

#27 - Deschutes River Highlands	2131 - 69th Court SE	2007	\$269,413		257 gpm	In Service			
#28 - Historical Park	709 Simmons Street SW	2008				In Service			
#29 - Schmidt Place	300 Schmidt Place SW	2008				In Service			
Black Lake Terrace	6135 Black Lake Belmore Road SW	2008				In Service			
Siphon Structures									
#1 - Capitol Siphon Station	102 Boston Street SE					Removed from Service			
#2 - Hixon Drive	408 Hixon Drive SE	1984 / 1992				In Service			
Generators									
#3 - Terminal Lift Station	7100 Cleanwater Lane SW	1993			20 kw	In Service			
#4 - Trosper Lift Station	2401 Trosper Road SW	1995			80 kw	In Service			
#5 - Palermo Lift Station	564 "M" Street SE	1981			30 kw	In Service - Obsolete	Replacement	2020	\$25,000
#6 - The Farm Lift Station	801 Silo Court SE	1996			80 kw	In Service			
#7 - Metalcraft Lift Station	210 Custer Way SW	1981; Replod 2008			45 kw	In Service			
#8 - Portable		1981			30 kw	Obsolete (Retained for Emergency)			
#9 - Pioneer Park Lift Station	5800 Henderson Boulevard SE	1998			35 kw	In Service			
#10 - A.G. West Lift Station		2000			60 kw	Relocated to Kimmie			
#11 - Streamland Lift Station	2311 Sapp Road SW	2000			40 kw	In Service			
#12 - Deschutes Ridge Lift Station	1940 79th Avenue SW	2003			50 kw	In Service			
#13 - Bridlewood Lift Station	8125 Belmonte Drive SW	2002			35 kw	In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
#14 - Kirsop Lift Station	6402 Belmore Street SW	2004			150 kw	In Service			
#16 - 88th Avenue Lift Station	799 - 88th Avenue SW	2006			62 kw	In Service			
#17 - Kimmie Lift Station	2120 - 83rd Avenue SW	2008			60 k2	In Service			
Suncrest	1008 Linwood Avenue SW	2007			150 kw	In Service			
Tumwater Boulevard	926 Tumwater Boulevard SE	2007			80 kw	In Service			
Deschutes River Highlands	2131 - 69th Court SE	2007			60 kw	In Service			
Silver Oaks	691 "V" Street SE	2007	\$44,663		25 kw	In Service			
Black Lake Terrace	6135 Black Lake Belmore Road SW				80 kw	In Service / Not Accepted			
Portable (Baldor)		2009	\$33,030						
Community Septic Systems									
Camp Kenndell						In Service			
Telemetry System	Lift Stations					In Service	Upgrade	2014-15	\$300,000
STORM DRAINAGE SYSTEM									
Detention Ponds									
Linwood Pond	1436 Linwood Avenue SW	2005	\$927,174		19.28 Acres	In Service			
Parkwood South	Hoadly Loop & Middle Street				0.17 Acres	In Service			
Stephens Industrial Tract	25th & Crites				0.87 Acres	In Service	Rehabilitate	2014-15	\$60,000
Tumwater Boulevard	Tumwater Boulevard @ Airport	2008				In Service			
Tilley Road	Tilley Road @ 88th					In Service			
Case Road	Case Road @ 88th					In Service			
Tumwater Boulevard East	Tumwater Blvd. East of Bonniewood					In Service			
Irving Street	SW Corner of Irving & Crosby					In Service			
Library	7023 New Market Street SW	1995				In Service			
Fire Station Headquarters	311 Israel Road SW	2000				In Service			
North End Fire Station	405 Linwood Avenue SW					In Service			
Pioneer Park Constructed Wetlands	5801 Henderson Boulevard SW	1987 / 1994				In Service			
Palermo Aeration Lagoon	564 "M" Street SE					In Service			
Mottman Pond	Mottman Road				5.0 Acres	In Service			
Somerset Hill Drive Rain Gardens	Somerset Hill Drive	2015				In Service			
Cleveland Ave Outfall Swale	Tumwater Valley MGC	2015				In Service			
E Street Outfall	E Street	2015				In Service			
Tumwater Regional Stormwater Facility	M Street					Under Development			
STREET SYSTEM									
Bridges									
Boston Street Bridge	SID #08545200	Const. 1915; Rebuilt 2004				In Service			
Capitol Boulevard Bridge	SID #08545300	1937				In Service			
Bishop Pedestrian Crossing	State-Owned, City Maintains	1987				In Service			
Henderson Boulevard Bridge	SID #7970300	1961				In Service			
Traffic Signals									
Capitol / Carlyon	LED Heads, Audible Pedestrian, Video Detection & New Controller in 2013	1976; 2013				In Service	New Poles, Arms, & Cabinet		\$120,000
Capitol / Custer		1970				In Service	New Poles, Arms, & Cabinet		\$120,000
Custer / 2nd Avenue		1999				In Service	Video Detection		\$30,000
Custer / Cleveland / North		1996; 2013				In Service			
Capitol / "E" Street		2015				In Service			
Capitol / Linwood		2015				In Service			
Capitol / Trosper		1975				In Service	Finish Video Detection		\$5,000
Trosper / I-5 On-Ramps	State-Owned					In Service			
Trosper / Tyee	State-Owned					In Service			
Trosper / 2nd / Littlerock	Upgraded in 2011	1985; 2011	\$35,457			In Service			
Trosper / Lake Park Drive	All New Equipment, inc. Video & Audible	2012	\$201,285			In Service			
Capitol / Lee		1983				In Service	Relocate Pole, Video Detection	Now	\$50,000
Capitol / "X" Street		1996				In Service	Video Detection		\$30,000
Capitol / Dennis		1973; 2013				In Service			
Capitol / Israel		1986				In Service			
Israel / Linderson Way		2001				In Service	Video Detection		\$30,000
Capitol / Tumwater Boulevard		1995				In Service			
Tumwater / Linderson Way		1992; R 2008				In Service			
Tumwater / Henderson Blvd.	Retrofit Signal Heads from Littlerock/Israel/Video Detection & Audible	2012	\$110,000			In Service			
Littlerock / A.G. West High Schl.		Const. 1999; Acq. 2008				In Service			

Litterlock @ Fred Meyer		2001	\$125,000			In Service			
Litterlock @ Costco/Walmart		2011	\$174,097			In Service			
Crosby / Mottman	City-Owned: Olympia Maintains	1999				In Service	Video Detection		\$30,000
Crosby / Irving	City-Owned: Olympia Maintains	1999				In Service	Video Detection		\$30,000
Henderson / Yelm Highway		2002				In Service			
Henderson / Old 99		2005				In Service	Upgrade Video Detection		\$30,000
Henderson / 65th Avenue SE	Annexed in 2016	2012				In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
Old 99 / 88th Avenue	Annexed in 2016	2002				In Service			
Street Lights									
City-Owned, Metered	City-Wide				1,180	In Service			
City-Owned, Unmetered	City-Wide				280	In Service			
Leased from PSE	City-Wide				418	PSE Maintained			
BUILDINGS & LAND									
Buildings									
City Hall	555 Israel Road SW	1968		\$2,296,446	4.13 Acres	In Service			
Public Works Maintenance Bldg.	7200 New Market Street SW	1967		\$388,279	4.60 Acres	In Service			
Facilities Building	7007 Capitol Boulevard SW					In Service			
Fire Station Headquarters (T1)	311 Israel Road SW	2000				In Service			
Lee Street 4-Plex	116 Lee Street	1980	\$ 500,000.00	\$530,100	0.15 Acres	In Service			
Fire Station T2 (North End)	405 Linwood Avenue SW					In Service			
3 Parcels at #09470045000	4098 Capitol Blvd SE	2025	\$ 3,433,158.66	\$ 3,433,158.66	19.28 Acres	Vacant			
Old Town Center	215 N 2nd Avenue SW			\$863,258	0.71 Acres	In Service			
TVGC Club House	4611 Tumwater Valley Drive	1996				In Service			
TVGC Driving Range Shed	4611 Tumwater Valley Drive	1996				In Service			
TVGC Cart Shed	4611 Tumwater Valley Drive	1996				In Service			
TVGC Maintenance Building	4611 Tumwater Valley Drive	1996			0.72 Acres	In Service			
Timberland Library	7023 New Market Street SW	1995				In Service			
Brew Master's House Museum	602 Deschutes Way				0.29 Acres	In Service			
Crosby House Museum	703 Deschutes Way				0.30 Acres	In Service			
Water Resources Storage Shed	555 Israel Road SW	2008	\$4,920			In Service			
Barn	1500 79th Ave SE	2014		\$25,000		Vacant	Planned Demolition		
Barn	7842 Trails End Drive	2014		\$25,000		Vacant	Planned Demolition		
Land									
Parcel #128-21-430400	21st Avenue SW								
Parcel #128-21-430100	Mottman/Percival Creek				1.93 Acres	Undeveloped			
NW Corner - Capitol / Custer	Capitol & Custer								
Palermo Well Field	5200 Palermo Street SW								
Mottman Storm Pond	Mottman Road				5 Acres				
Linwood Property	1436 Linwood Avenue		\$191,600		19.28 Acres	Undeveloped			
Black Lake Blvd. Gravel Pit	Black Lake Boulevard				1.0 Acres	Undeveloped			
Parcels #593301000000 & #609101000000	Narrow Strip off Maplewood/ Loete Court				0.06 Acres	Waterline Easement			
Parcel #127-03-320901	Israel Road Overpass				1.42 Acres	Undeveloped			
Carlyon Park	"M" Street & Carlyon				0.13 Acres	Undeveloped			
"C" Street Water Tank Site	"C" Street (4 Parcels)				0.91 Acres				
Mottman Tank Site	1215 Barnes Boulevard				0.78 Acres	Active Reservoir			
Union Cemetery	5925 Litterlock Road				1.65 Acres	In Service			
Calvary Cemetery	Litterlock Road				2.3 Acres	In Service			
Franco Property	516 Simmons Road (2 Parcels)				0.32 Acres	Vacant, Demolished 2004			
Parcel 806-01-900300 & 806-01-400500	DeSoto Canyon					Undeveloped			
Parcel 806-01-400301	SW Corner, 2nd & DeSoto								
Parcel #09250069000	8th & Bates				0.52 Acres	Undeveloped			
Parcel #128-34-442201 & 3401	South 6th Street				0.14 Acres	Undeveloped			
Parcel #09470036001	Delta & Cleveland SE				0.03 Acres	Undeveloped			
Parcel #127-03-240303	Linderson & Dennis				0.23 Acres	Undeveloped			
Parcel #127-03-310101	Dennis / 11th / Linderson				0.35 Acres	Undeveloped			
Parcel #094-70-029000	Cleveland Ave (E Street Extension)	2011	\$275,000		3.333 Acres	Undeveloped			
338-70-000300; Lot 3 Bellatorre Binding SP #12-0034TW	4800 Capitol Boulevard - Tumwater Valley Sorn Facility & Open Space	2012	\$429,000		27.48 Acres	Undeveloped			
Parcel #791-60-100000	Tract A Teri Del. Div. Two	2012	\$9,800			Undeveloped			
Parcel #127-24-120100	2221 93rd Ave. SE, SE Reservoir Sit	2013	\$269,000		20 Acres	Undeveloped			
Parcel #127-03-140100	Capitol Blvd - BPA Property					Undeveloped			
Parcel #791-60-100000	300 65th Court SW (Schrader Purchase)					Undeveloped			
Parcel 127-16-310200 & 300	93rd Avenue - SW Wellfield	2010	\$301,000		7.07 Acres	Undeveloped			
Parcel 094-70-045000; 094-70-019000; 094-70-020000; 094-70-029000; & 094-70-050000	Tumwater Valley - Brewery Partnership Wellfield - Co-owned with Olympia & Lacey	2008	5,300,000			Undeveloped			
Parcel 127-12-320300	1500 79th Avenue SE	7/18/2014	\$800,919	\$1,447,500	17 Acres	Arena, Barns, Office			
Parcel 127-12-320400	7842 Trails End Drive SE	7/18/2014	" " "	\$599,950	5.4 Acres	Barn			

TABLE 1
TUMWATER SCHOOL DISTRICT NO. 33
CAPACITY OF EXISTING SCHOOL FACILITIES
2025 - 2031 Capital Facilities Plan

FACILITY NAME:	Number of Gen. Ed. Classrooms	Capacity*	Sept. 2025 Headcount	Surplus(+) or Deficit(-)	Existing Modular Classrooms*	Agency-permitted Number of Modulars*
Black Lake Elementary	20	440	379	61	6	8
East Olympia Elementary	20	440	541	-101	11	13
Littlerock Elementary	17	374	379	-5	0	8
Michael T. Simmons Elem.	20	440	409	31	13	13
Peter G. Schmidt Elem.	25	550	563	-13	8	8
Tumwater Hill Elementary	20	440	360	80	2	2
Total Elementary	122	2,684	2,631	53	40	52
Bush Middle School	34	850	761	89	0	8
Tumwater Middle School	33	825	629	196	0	8
Total Middle School	67	1,675	1,390	285	0	16
Black Hills High School	45	1125	726	399	0	12
Cascadia High School	8	128	136	-8	0	0
New Market High School	1	37	57	-20	0	0
Tumwater High School	43	1075	1,070	5	5	10
Total High School	97	2,365	1,989	376	5	22
Grand Total	286	6,724	6,010	714	45	90
New Market Skills Center	20 x 2	1040	965	75	0	0
The Skills Center is a stand-alone facility that serves a consortium of eleven school districts and is not included in capacity calculations. Students, mostly 11th and 12th graders, attend for a half-day session. Each learning space can accommodate 26 students in two sessions for a capacity of 52 each day.						
*Capacity figures do not include modular classrooms ("portables").						

TABLE 2
TUMWATER SCHOOL DISTRICT NO. 33
DISTRICT ENROLLMENT FORECAST
2025 - 2031 Capital Facilities Plan

Headcount	Sept.	Projected				
	2025	2026	2027	2028	2029	2030
Kindergarten	377	426	427	474	469	479
Grade One	414	454	443	444	493	488
Grade Two	424	435	457	446	447	496
Grade Three	456	437	444	466	455	456
Grade Four	489	470	445	452	475	464
Grade Five	439	506	479	454	461	484
Grade Six	468	453	509	482	457	464
Grade Seven	447	490	457	514	487	461
Grade Eight	475	470	497	463	521	494
Grade Nine	509	528	513	543	505	569
Grade Ten	463	548	536	520	551	512
Grade Eleven	507	459	531	520	504	534
Grade Twelve	510	502	464	537	526	510
K-5 Headcount	2,599	2,728	2,695	2,736	2,800	2,867
6-8 Headcount	1,390	1,413	1,463	1,459	1,465	1,419
9-12 Headcount	1,989	2,037	2,044	2,120	2,086	2,125
TOTAL K-12	5,978	6,178	6,202	6,315	6,351	6,411

TABLE 3
TUMWATER SCHOOL DISTRICT NO. 33
DEMAND VS. SUPPLY OF SCHOOL FACILITIES
2025 - 2031 Capital Facilities Plan

YEAR	DEMAND	LEVEL OF SERVICE CAPACITY	PERCENT	CAPACITY INCREASE	SURPLUS OR DEFICIT	CAPACITY CHANGES
ELEMENTARY SCHOOL						
2024-25	2,704	2,684	101%	0	-20	
2025-26	2,599	2,684	97%	0	85	
2026-27	2,728	2,684	102%	0	-44	
2027-28	2,695	2,684	100%	0	-11	
2028-29	2,736	2,684	102%	0	-52	
2029-30	2,800	3,080	91%	396	280	New K-5 capacity
2030-31	2,867	3,080	93%	0	213	
MIDDLE SCHOOL						
2024-25	1,432	1,675	85%	0	243	
2025-26	1,390	1,675	83%	0	285	
2026-27	1,413	1,675	84%	0	262	
2027-28	1,463	1,675	87%	0	212	
2028-29	1,459	1,675	87%	0	216	
2029-30	1,465	1,675	87%	0	210	
2030-31	1,419	1,675	85%	0	256	
HIGH SCHOOL						
2024-25	1,995	2,365	84%	0	370	
2025-26	1,989	2,365	84%	0	376	
2026-27	2,037	2,365	86%	0	328	
2027-28	2,044	2,365	86%	0	321	
2028-29	2,120	2,365	90%	0	245	
2029-30	2,086	2,365	88%	0	279	
2030-31	2,125	2,365	90%	0	240	

TABLE 4
TUMWATER SCHOOL DISTRICT NO. 33
SCHOOL FACILITY BUDGETS
2025 - 2031 Capital Facilities Plan

PROJECT	ESTIMATED TOTAL COST
New Elementary School	
Architect & Engineer Fees	\$3,697,000
Other Consultant Fees	\$616,000
Fees, Permits & Req'd. Studies	\$1,540,000
Off-site Development Construction	\$1,540,000
On-Site Development Construction	\$3,697,000
Building Construction	\$30,800,000
Furniture & Equipment	\$1,848,000
Technology & Security Systems	\$924,000
Contingency (8%)	\$3,573,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$3,765,000
Sub-total Cost	\$52,000,000
Site Acquisition (TSD owns two elementary sites)	\$0
Total Cost	\$52,000,000
Modular Classrooms for temporary capacity	
Architect & Engineering	\$45,000
Agency Permits & Fees	\$22,000
Utilities & Site Work	\$85,000
28 X 64 Double Classroom Unit	\$285,000
Furniture & Equipment	\$40,000
Technology & Security Systems	\$20,000
Contingency(8%)	\$24,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$44,000
Total Cost for Double Classroom	\$565,000
Total Cost per classroom	\$282,500

TABLE 5
TUMWATER SCHOOL DISTRICT NO. 33
Planned Construction Expenditures and Revenues
2025 - 2031 Capital Facilities Plan

EXPENDITURES							
Major Projects	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	6-yr Total
Black Hills High School Renovations			\$800,000	\$1,500,000	\$40,000,000	\$40,000,000	\$82,300,000
Tumwater High School Renovations			\$500,000	\$500,000	\$1,500,000	\$50,000,000	\$52,500,000
Bush Middle School Renovations		\$500,000	\$1,000,000	\$15,000,000	\$17,000,000	\$2,500,000	\$36,000,000
Tumwater Middle School Renovations			\$500,000	\$1,000,000	\$18,000,000	\$10,000,000	\$29,500,000
New Elementary School			\$1,000,000	\$25,000,000	\$25,000,000	\$1,000,000	\$52,000,000
New Market SC Major Renovations			\$5,000,000	\$14,000,000	\$25,000,000	\$15,000,000	\$59,000,000
TOTAL MAJOR PROJECTS	\$0	\$500,000	\$8,800,000	\$57,000,000	\$126,500,000	\$118,500,000	\$311,300,000
Minor Projects	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	6-yr Total
Site Acquisition	\$1,000,000						\$1,000,000
Technology Capital Expenses	\$2,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$21,000,000
New Market SC Minor Capital Projects	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Modular classrooms	\$500,000	\$400,000					\$900,000
Capital Levy Safety & Security Projects	\$2,500,000	\$2,000,000	\$2,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$15,500,000
Capital Levy & Small Works Projects	\$3,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$3,000,000	\$3,000,000	\$20,000,000
Capital Operations & Bond Costs	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$4,500,000
TOTAL SMALL PROJECTS	\$10,250,000	\$9,650,000	\$11,250,000	\$12,250,000	\$11,250,000	\$11,250,000	\$65,900,000
TOTAL EXPENDITURE	\$10,250,000	\$10,150,000	\$20,050,000	\$69,250,000	\$137,750,000	\$129,750,000	\$377,200,000
REVENUE SOURCE	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	6-yr Total
Capital Levy (approved Feb. 2022)	\$6,230,000	\$3,160,000					\$9,390,000
2026 Capital Levy (requires approval)		\$2,950,000	\$6,050,000	\$7,350,000	\$8,750,000	\$9,250,000	\$34,350,000
Future Bond Sales (requires voter approval)			\$20,000,000	\$30,000,000	\$90,000,000	\$100,000,000	\$240,000,000
State Grant - New Elementary School			\$3,000,000	\$3,000,000	\$5,000,000		\$11,000,000
State Grant - Bush & Tumwater Middle Schools			\$1,000,000	\$6,000,000	\$6,000,000	\$400,000	\$13,400,000
State Grant - New Market SC Minor Capital Imp.	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
State Grant - New Market Major Renovation	\$0	\$0	\$5,000,000	\$14,000,000	\$25,000,000	\$15,000,000	\$59,000,000
Impact Fees for capacity projects	\$500,000	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000	\$500,000	\$5,500,000
Other Miscellaneous Revenue	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
TOTAL REVENUE	\$7,330,000	\$7,210,000	\$36,750,000	\$62,050,000	\$137,450,000	\$125,850,000	\$376,640,000
Ending Fund Balance 2024-25 = \$11,000,000	\$8,080,000	\$5,140,000	\$21,840,000	\$14,640,000	\$14,340,000	\$10,440,000	\$10,440,000
Note: Bond sales may vary based upon market conditions, cash flow needs and other variables.							
							\$51,290,000

TABLE 6
TUMWATER SCHOOL DISTRICT NO. 33
CURRENT CAPITAL DEBT
2025- 2031 Capital Facilities Plan

	2014	2015	2016	2017	
Year	Issue	Issue	Issue	Issue	TOTAL
2025	\$2,120,000	\$4,940,000	\$1,490,000	\$1,080,000	\$9,630,000
2026	\$2,305,000	\$5,190,000	\$1,550,000	\$1,360,000	\$10,405,000
2027	\$2,510,000	\$2,000,000	\$5,010,000	\$1,665,000	\$11,185,000
2028	\$2,725,000	\$1,915,000	\$5,435,000	\$2,015,000	\$12,090,000
2029		\$2,755,000	\$3,775,000	\$0	\$6,530,000
2030		\$2,900,000	\$2,785,000	\$0	\$5,685,000
2031				\$2,025,000	\$2,025,000
2032				\$2,170,000	\$2,170,000
2033					\$0
Total	\$9,660,000	\$19,700,000	\$20,045,000	\$10,315,000	\$59,720,000

TABLE 7
TUMWATER SCHOOL DISTRICT NO. 33
DEBT CAPACITY
2025 - 2031 Capital Facilities Plan

Year	Total Principal	Cumulative Debt	Assessed Valuation	Debt Limit - 5% of Assessed Valuation	Debt Capacity
2024			\$9,706,530,940		
2025	\$9,630,000	\$59,720,000	\$10,385,980,551	\$519,299,028	\$459,579,028
2026	\$10,405,000	\$50,090,000	\$10,801,419,773	\$540,070,989	\$489,980,989
2027	\$11,185,000	\$39,685,000	\$11,233,476,564	\$561,673,828	\$521,988,828
2028	\$12,090,000	\$28,500,000	\$11,682,815,627	\$584,140,781	\$555,640,781
2029	\$6,530,000	\$16,410,000	\$12,150,128,252	\$607,506,413	\$591,096,413
2030	\$5,685,000	\$9,880,000	\$12,636,133,382	\$631,806,669	\$621,926,669
2031	\$2,025,000	\$4,195,000	\$13,141,578,717	\$657,078,936	\$652,883,936
2032	\$2,170,000	\$2,170,000	\$13,667,241,866	\$683,362,093	\$681,192,093
2033	\$0	\$0	\$14,213,931,540	\$710,696,577	\$710,696,577
Assessed Valuation Growth Rate Projections:					
2025		Actual	7.0%		
2026		Estimated	4.0%		
2027 & beyond		Estimated	4.0%		

TABLE 8
TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE
2025 - 2031 Capital Facilities Plan

STUDY DATE - SPRING 2020	
Single Family	Multiplier
Elementary School - Grades K-5	0.27
Middle School - Grades 6-8	0.14
High School - Grades 9-12	0.14
TOTAL	0.55
Multifamily	Multiplier
Elementary School - Grades K-5	0.06
Middle School - Grades 6-8	0.03
High School - Grades 9-12	0.03
TOTAL*	0.11
* Total does not add due to rounding	

APPENDIX B

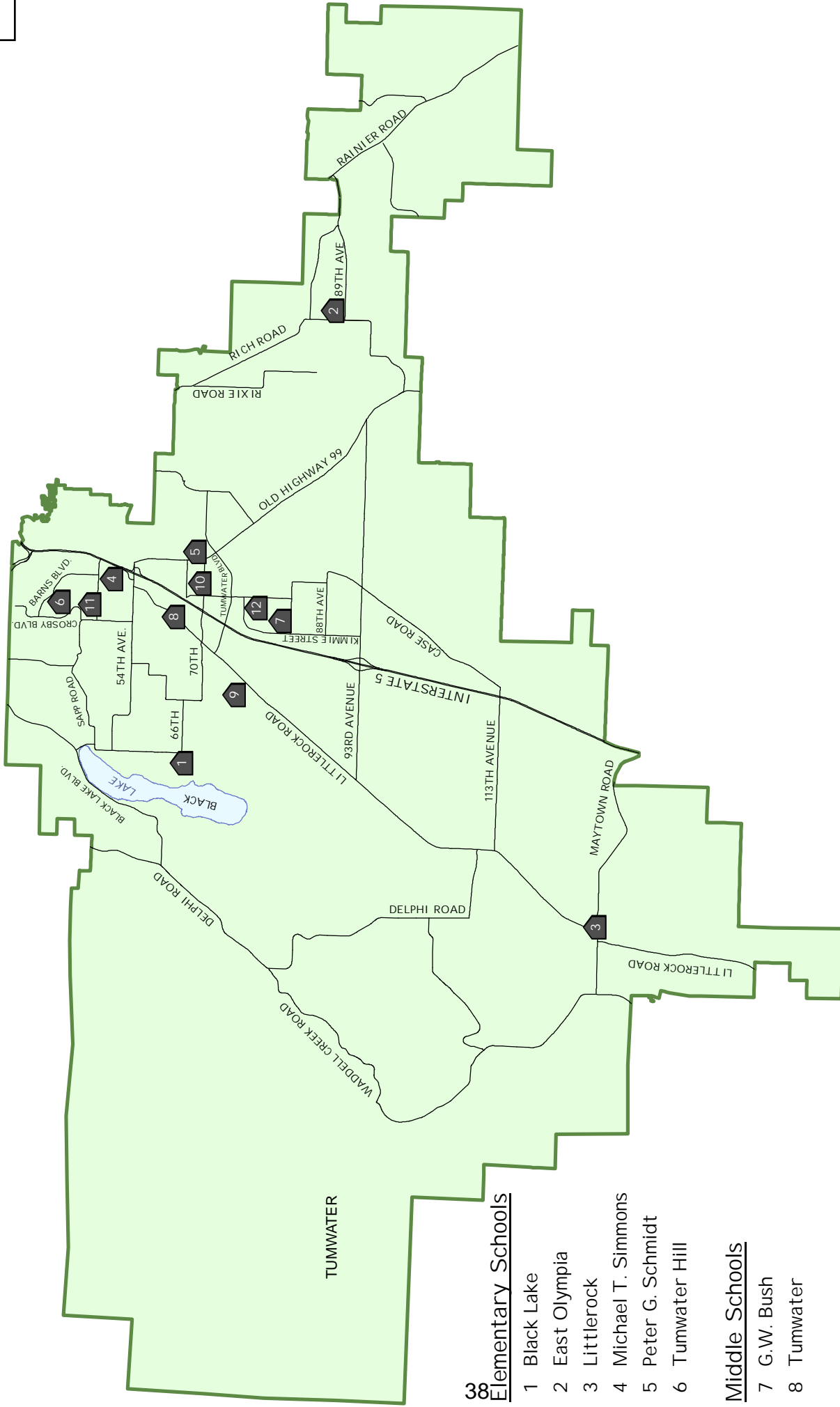
SCHOOL IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
Tumwater School District							
September 16, 2025							
School Site Acquisition Cost:							
((Acres x Cost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student		
	Acreage	Acre	Capacity	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	15.00		396	0.270	0.060	\$0	\$0
Middle	25.00		750	0.140	0.030	\$0	\$0
High	55.00		1,000	0.140	0.030	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	94.50%	\$ 52,000,000	396	0.270	0.060	\$33,505	\$7,445
Middle	94.50%	\$0.00	750	0.140	0.030	\$0	\$0
High	94.50%	\$0.00	1,000	0.140	0.030	\$0	\$0
					TOTAL	\$33,505	\$7,445
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	5.50%	\$ 282,500	22	0.270	0.060	\$191	\$42
Middle	5.50%	\$0.00	25	0.140	0.030	\$0	\$0
High	5.50%	\$0.00	25	0.140	0.030	\$0	\$0
						\$191	\$42
State Funding Assistance Credit:							
Const. Cost Allocation X OSPI Square Footage X Funding Assistance% X Student Factor							
	Area Cost	OSPI	District	Student	Student	Cost/	Cost/
	Allowance	Footage	Match %	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	\$383.66	90	61.95%	0.270	0.060	\$5,776	\$1,283
Middle	\$383.66	117	61.95%	0.140	0.030		
High	\$383.66	130	61.95%	0.140	0.030		
						\$5,776	\$1,283
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
						\$502,443	\$200,264
Capital Bond Interest Rate						3.85%	3.85%
Net Present Value of Average Dwelling						\$4,105,865	\$1,636,518
Years Amortized						10	10
Property Tax Levy Rate						\$1.8500	\$1.8500
Present Value of Revenue Stream						\$7,596	\$3,028
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$33,505	\$7,445		
Temporary Facility Cost				\$191	\$42		
State Match Credit				(\$5,776)	(\$1,283)		
Tax Payment Credit				(\$7,596)	(\$3,028)		
FEE (AS CALCULATED)				\$20,324	\$3,177		
				Discount	Discount		
Fee with discount applied				75%	\$5,081	67%	\$1,048

ATTACHMENT A

DISTRICT SCHOOL LOCATIONS & ATTENDANCE AREAS MAPS

Tumwater School District



38 Elementary Schools

- 1 Black Lake
- 2 East Olympia
- 3 Little Rock
- 4 Michael T. Simmons
- 5 Peter G. Schmidt
- 6 Tumwater Hill

Middle Schools

- 7 G.W. Bush
- 8 Tumwater

High Schools

- 9 Black Hills
- 10 Tumwater
- 11 District Office
- 12 Transportation Center

Tumwater School District Elementary School Attendance Boundaries

Tumwater Middle School & Black Hills High School

- Black Lake Elementary
- Lifetock Elementary
- Michael T. Simons Elementary
- Tumwater Hill Elementary

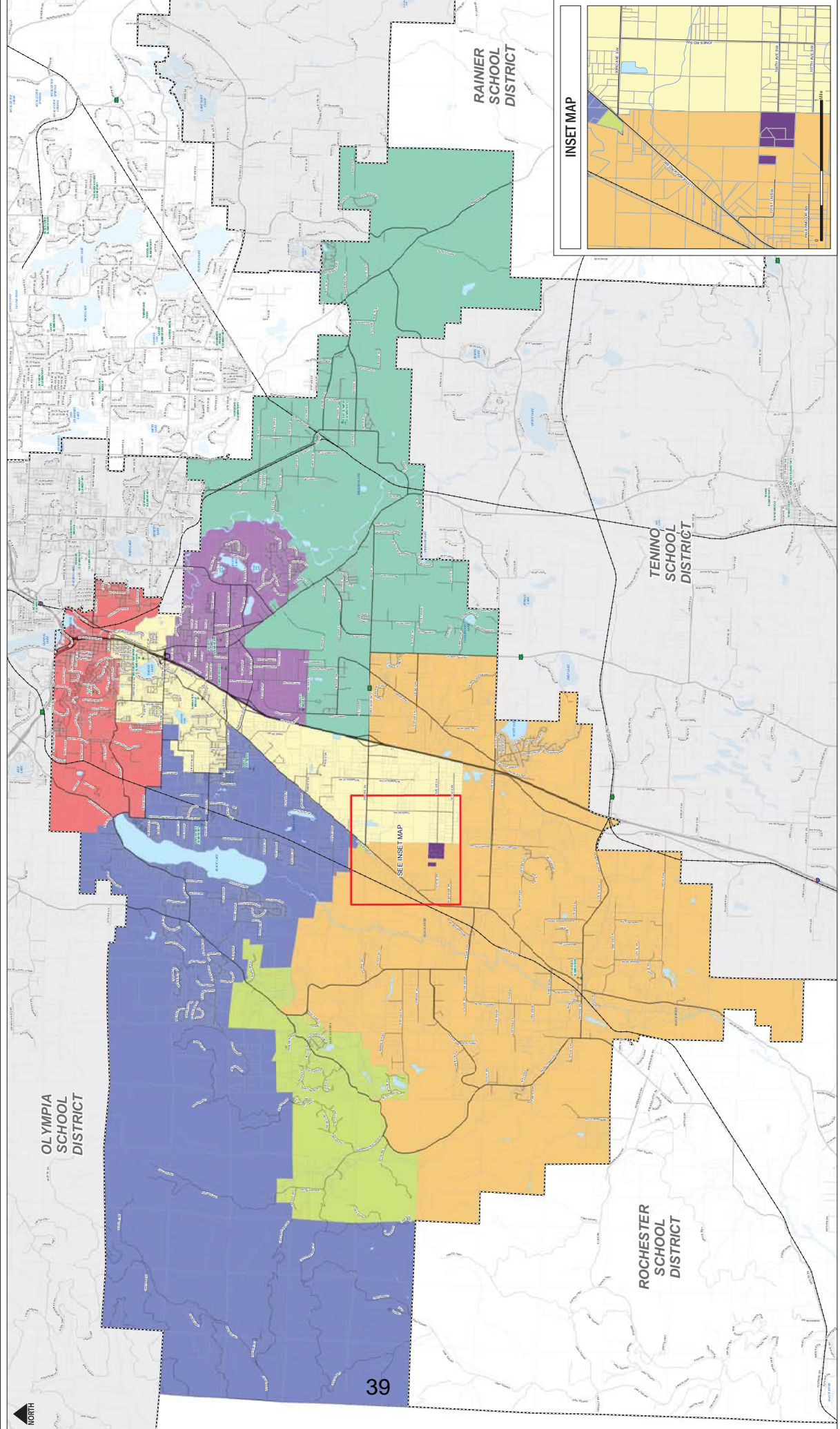
G.W. Bush Middle School & Tunwater High School

- East Olympia Elementary
- Lifetock Elementary
- Michael T. Simons Elementary
- Peter G. Schmitt Elementary

Reference

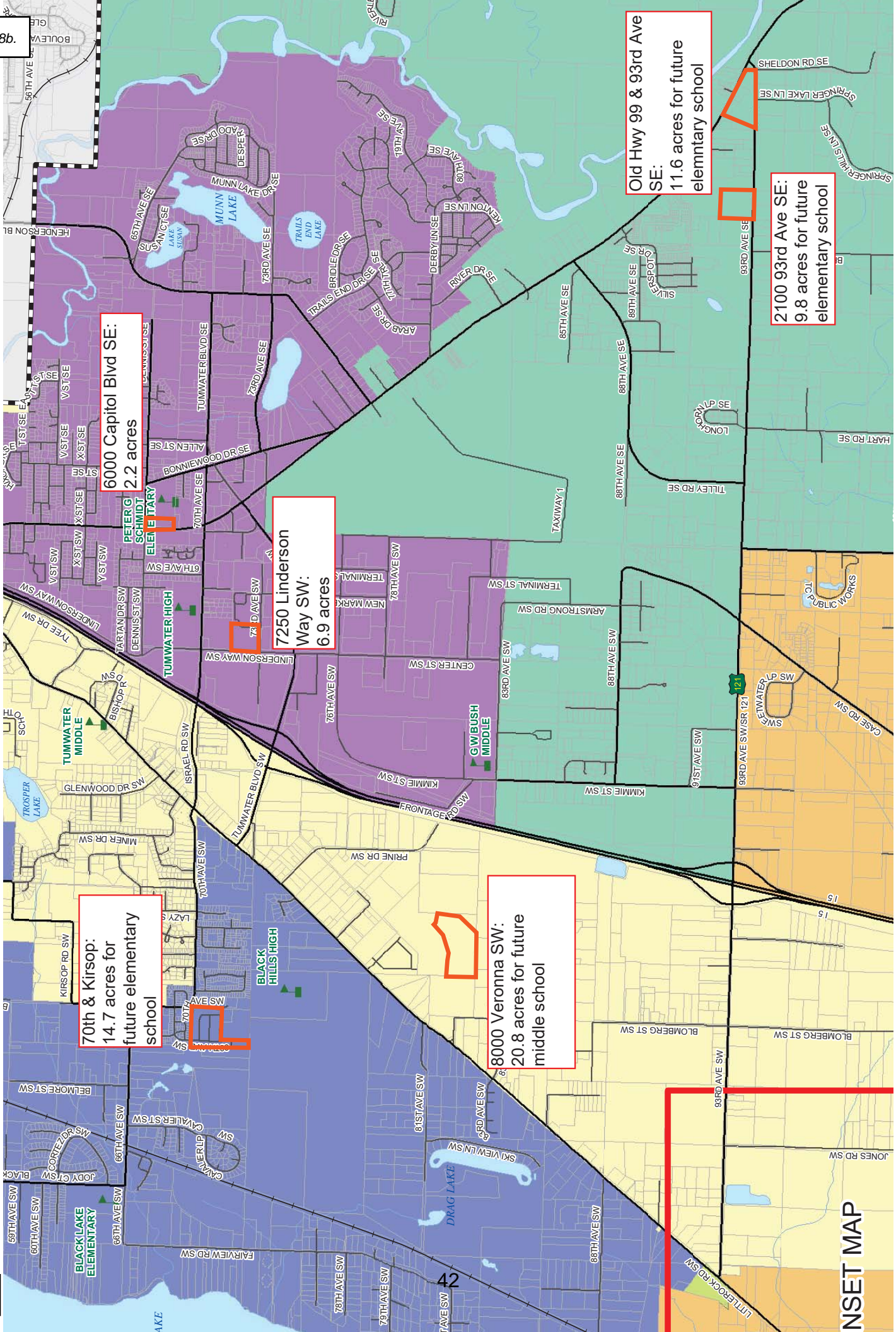
- School
- School District Boundary
- Parcel

MAP PREPARED BY: J. DUNN, 10/20/2010



ATTACHMENT B

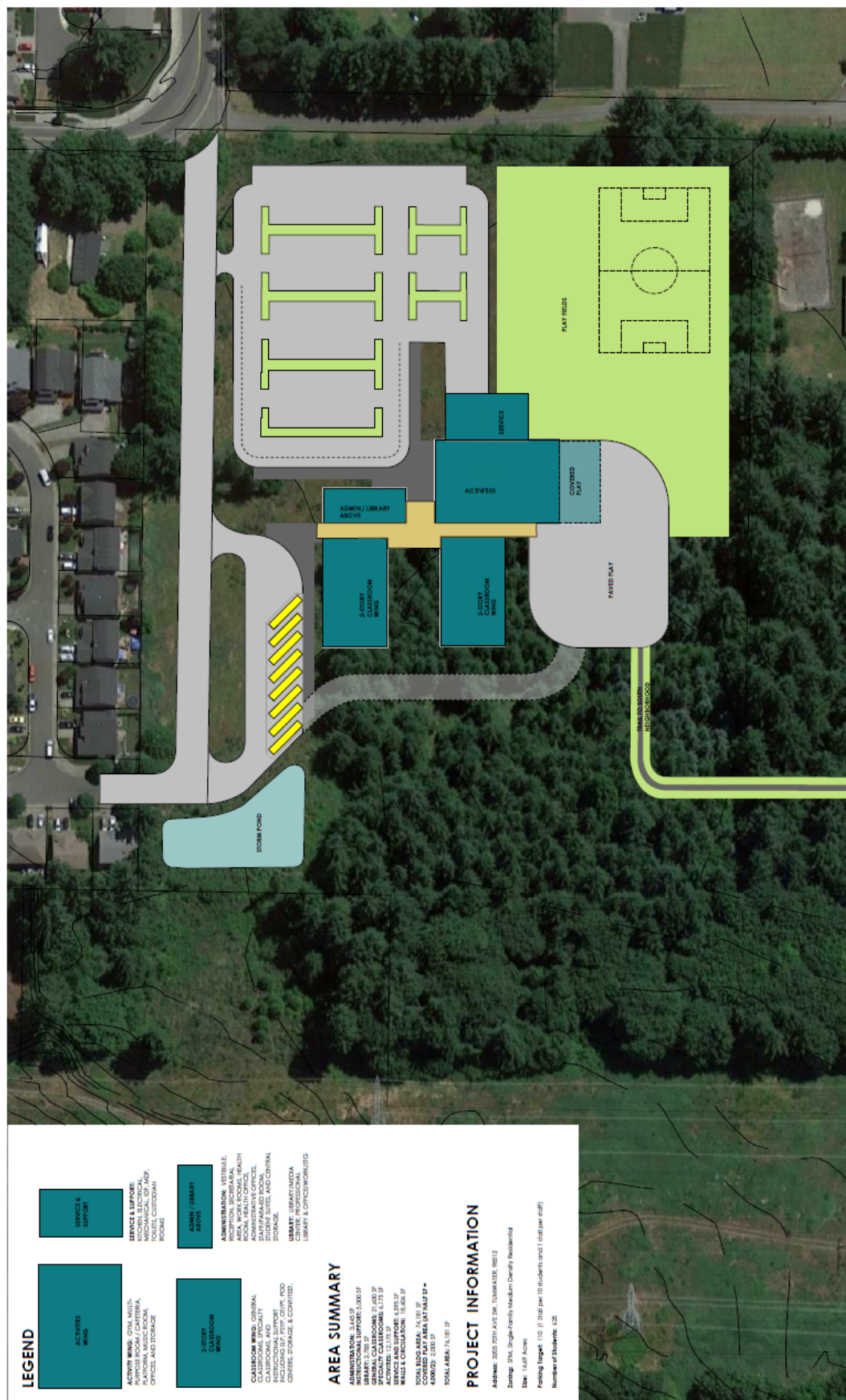
DISTRICT FUTURE SCHOOL SITES & CONCEPTUAL SITE PLANS

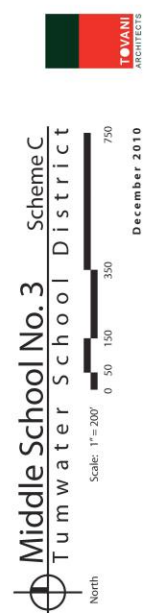


Tumwater School District Future School Sites & Vacant Land









Middle School Site at Littlerock Road & Verona

ATTACHMENT C

TUMWATER SCHOOL DISTRICT STUDENT GENERATION RATE STUDY

K–12 Students per Housing Unit Built 2019–2023

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	933	254	132	131	517	0.27	0.14	0.14	0.55
Multifamily	490	28	14	14	56	0.06	0.03	0.03	0.11

Notes

Single-family includes manufactured homes on individual parcels and duplex units. Multifamily includes units in structures with three or more units.

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

Source

Tumwater 2024–25 headcount enrollment and Thurston County parcel and assessor data.



DRAFT

ATTACHMENT D

TUMWATER SCHOOL DISTRICT NEW HOUSING DEVELOPMENTS

Residential Development Details

Item 8b.



Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type ^(a)	Net Units ^(b)	Notes ^(c)
Black Lake ES	Tumwater MS	Black Hills HS	70th Ave Plat	SF	67	In preliminary stages
Black Lake ES	Tumwater MS	Black Hills HS	Kirsop Crossing Div. 3	SF	41	Approved. No construction yet.
Black Lake ES	Tumwater MS	Black Hills HS	Littlerock Meadows	SF	51	Feasibility Review 1/6/22
Black Lake ES	Tumwater MS	Black Hills HS	Littlerock Rowhomes	SF	56	Under review
Black Lake ES	Tumwater MS	Black Hills HS	Skyview Estates	SF	84	63 building permits issued
Black Lake ES	Tumwater MS	Black Hills HS	Vista Views at Black Lake	SF	184	Preliminary plat granted 2/2025
East Olympia ES	George Bush MS	Tumwater HS	Aspen Apartments	MF	132	County Land Use Application 7/7/23
East Olympia ES	George Bush MS	Tumwater HS	Old Hwy 99 Townhomes	MF	69	County presub conference 10/3/24
East Olympia ES	George Bush MS	Tumwater HS	88th Ave SW Plat	SF	105	Notice of Appeal 11/22/2024
East Olympia ES	George Bush MS	Tumwater HS	Bradbury Division 4	SF	54	In preliminary stages
East Olympia ES	George Bush MS	Tumwater HS	Bradbury Estates Division 3	SF	62	Under construction
East Olympia ES	George Bush MS	Tumwater HS	Enclave at Deschutes river	SF	25	Preliminary plat granted 7/2024
East Olympia ES	George Bush MS	Tumwater HS	Pine Crest at Tumwater	SF	45	Under construction
Michael T Simmons ES	Tumwater MS	Black Hills HS	Belmont Flats	MF	626	Site Plan Review approval complete, no construction plans submitted
Michael T Simmons ES	Tumwater MS	Black Hills HS	Craft District Apartments	MF	96	Under review
Michael T Simmons ES	Tumwater MS	Black Hills HS	Kingswood Apartments	MF	181	Under construction.
Michael T Simmons ES	Tumwater MS	Black Hills HS	Littlerock Mixed Use	MF	114	Under review

Residential Development Details

Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type ^(a)	Net Units ^(b)	Notes ^(c)
Michael T Simmons ES	Tumwater MS	Black Hills HS	Littlerock West duplexes	MF	18	Notice of Appeal 3-24-2023
Michael T Simmons ES	Tumwater MS	Black Hills HS	Rural Road Apartments	MF	29	No action since 7/21/22
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trestlewood Tumwater	MF	34	Prelim plat application 2/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Tumwater Commercial	MF	564	Feasibility Review 11/7/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Tyee Landing	MF	148	Under review
Michael T Simmons ES	Tumwater MS	Black Hills HS	Yorkshire Apartments	MF	1,150	Building permit issued for one building (241 units)
Michael T Simmons ES	Tumwater MS	Black Hills HS	Sienna #1 - Rental homes	SF	77	Under construction
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trestlewood Tumwater	SF	83	Notice of Appeal 11/22/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trosper Woods	SF	42	Final plat approved
Peter G Schmidt ES	George Bush MS	Tumwater HS	Habitat Townhomes	MF	28	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson Blvd Apartments	MF	94	In preliminary stages
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson MF	MF	15	No action since 8/18/22
Peter G Schmidt ES	George Bush MS	Tumwater HS	New Market Apartments	MF	416	Phase 1 building permit under review
Peter G Schmidt ES	George Bush MS	Tumwater HS	The Rookery	MF	6	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Tumwater 30	MF	42	Under review
Peter G Schmidt ES	George Bush MS	Tumwater HS	Crestmoor Park	SF	27	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Deschutes Heights	SF	30	Under construction

Residential Development Details

Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type ^(a)	Net Units ^(b)	Notes ^(c)
Peter G Schmidt ES	George Bush MS	Tumwater HS	Elm Street Plat	SF	23	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson Park	SF	16	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Susan Lake Park	SF	6	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Three Lakes Crossing	SF	45	Under construction
Tumwater Hill ES	Tumwater MS	Black Hills HS	Forest Park II (Sky Vista)	MF	60	Site development approved
Tumwater Hill ES	Tumwater MS	Black Hills HS	Sunrise Hill Plat	SF	36	Under review
			Total	SF	1,159	
			Total	MF	3,822	

Notes

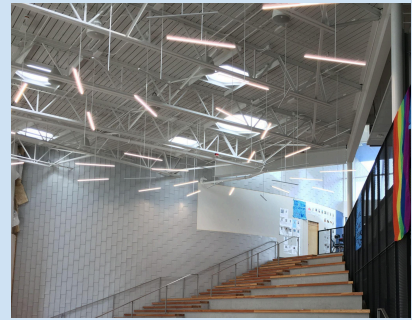
- (a) SF is single-family detached, MF is multifamily.
- (b) Several SF subdivisions are partially complete; net units reflects total lots minus an estimate of the number of homes that were completed and sold prior to the 2024-2
- (c) Based on available information as of winter 2024-25.

Sources

City of Tumwater; Tumwater School District

APPENDIX "C"

OLYMPIA SCHOOL DISTRICT No. 111 CAPITAL FACILITIES PLAN



CAPITAL FACILITIES PLAN 2025-2030

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Executive Summary

The Olympia School District's 2025-2030 Capital Facilities Plan (CFP) has been prepared to serve as the district's annual six-year facility planning document, ensuring compliance with the requirements of the Washington State Growth Management Act. This CFP provides an update to the ongoing implementation of the 2010-25 Master Plan and the district's long-standing commitment to proactive and strategic facilities planning, initially established through our comprehensive long-range facilities master plan. The Master Plan was the result of a volunteer Facilities Advisory Committee (FAC) who worked with the district and a consulting team for nearly six months. The group's foundational work thoroughly assessed the conditions of district facilities, projected enrollment growth, current school utilization, and the district's capacity to meet these needs from 2010 to 2025.

In addition to the ongoing implementation of the 2010-25 Master Plan, the Olympia School District is excited to initiate a new long-range master planning process, set to commence in the fall of 2024. A new plan will chart the course for district facilities from 2025 to 2035, ensuring that our infrastructure evolves in alignment with future educational goals and varying community growth trends. A new comprehensive long-range planning process will ensure that district facilities and resources are calibrated to meet the evolving needs of our community.

The district looks forward to engaging with our community, staff, and stakeholders throughout the upcoming planning process to create a robust and forward-thinking facilities plan that will serve our students and community well into the future. Through this process, new planning documents will be developed in accordance with board policies and will address emerging needs to support our mission of providing a high-quality education in a safe and conducive learning environment.

Key elements of a CFP include:

1. An inventory of existing capital facilities owned by the Olympia School District including the location and student capacity of each facility.
2. A forecast of future needs comparing student enrollment projections against permanent facility student capacities.
3. The proposed locations and capacities of newly and expanded facilities anticipated to be constructed or remodeled over the next six years and beyond.
4. A financing plan for the new and expanded facilities anticipated to be constructed or remodeled over the next six years. This plan outlines the source of funding for these projects including state revenues, local bond revenue, local levy revenue, impact fees, mitigation fees, and other revenues.

The 2010-25 Master Plan and subsequent updates, based on previous data, contained multiple projects to expand the district's facility capacity and major modernizations. Specifically, the plan

included major modernization for Garfield (with expanded capacity), Centennial, McLane, and Roosevelt Elementary Schools; limited modernization for Jefferson Middle School; and modernizations for Capital High School. The plan called for the construction of a new building, with expanded capacity, for the Olympia Regional Learning Academy. The plan also called for the construction of a new elementary/intermediate school (serving grades 5-8) on the east side of the district. In the 2015 Master Plan update to the 2011 Master Plan, this new intermediate school project was not moved forward. The district expanded capacity at five elementary schools via mini-buildings of permanent construction consisting of 10 classrooms each, with plans for a sixth mini-building that is on hold at this time. Additionally, in order to nearly double Avanti High School enrollment, modernization expanded Avanti to use more space in the Knox building, thereby increasing student capacity; the administration moved to a different building. At Olympia High School, the district reduced reliance on 10 portables by building a new permanent building of 22 classrooms. Finally, the plan included a substantial investment in systems modernizations and major repairs at facilities across the district.

While many of the larger projects called out in the 2010-25 Master Plan have been completed, the district continues to implement the work provided for in the 2016 Bond as well as incorporate improvements set forth in the 2022 Capital Projects Technology and Safety Levy such as the construction of Security Vestibules at 13 schools across the district.

The current 2025-2030 Capital Facilities Plan is designed to guide the district's facility work, building on previous commitments to improve Olympia School District facilities. The CFP is reviewed and revised accordingly on an annual basis. The district continues to address and assess when and what significant repairs are needed to extend the useful life of buildings and their systems until they can be replaced or modernized, as part of a new long-term plan.

I. School Capacity, Methodology and Levels of Service

The primary function of calculating school capacities is to allow observations and comparisons of the amount of space in schools across the Olympia School District (OSD) and plan for growth in the number of students anticipated at each school. This information is used to make decisions on issues such as locations of specialty program offerings, enrollment boundaries, portable classroom units, new construction and the like.

School capacities are a general function of the number of classroom spaces, the number of students assigned to each classroom, how often classrooms are used, and the extent of support facilities available for students, staff, parents and the community. The first two parameters listed above provide a relatively straightforward calculation, the third parameter listed is relevant only to middle and high schools, and the fourth parameter is often a more general series of checks and balances.

The district's historical staffing guideline for the maximum number of students in elementary school classrooms is as follows. The table below also identifies the square footage guideline used for costing construction and state apportionment used in-part for state funding:

Class Size Guidelines	OSD Historical Staffing Guidelines	Square Footage Guideline:	State Apportionment Class size formula:
Kindergarten	23 students	25-28 students	17 students
Grades 1-2	23 students	25-28 students	17 students
Grades 3	25 students	28 students	17 students
Grades 4-5	27 students	28 students	27 students

As the district constructs new classrooms, the class size square footage guideline is tentatively set to accommodate 25-28 students. Occasionally, class sizes must exceed the staffing guideline, and be in overload status. The district funds extra staffing support for these classrooms when they are in overload status. In most cases, the district needs to retain flexibility to a) place a 4th or 5th grade into any physical classroom; and b) size the classroom square footage to contain a classroom in overload status where needed. In addition, there is the possibility that class sizes would be amended at a later time to increase. There is an exception to the class size guideline used for Avanti High School. Due to the historical nature of the building the typical classroom square footage is smaller than the modern school classrooms in the district. Avanti spaces generally allow for a maximum of 25 students.

For these reasons, the district has maintained its past practice of constructing classrooms to hold 28 students comfortably. This is consistent with the state's finance system for K-12 public education, in that the 2017 Legislature has retained the class size for 4th and 5th grade at 27 students.

Typically, OSD schools include a combination of general education classrooms, special education classrooms, and classrooms dedicated to supportive activities, as well as classrooms dedicated to enrichment programs such as art, music, language and physical education.

Some programs, such as special education serve fewer students but require regular-sized classrooms. An increased need for these programs at a given school can reduce that school's total capacity. In other words, the more regular sized classrooms that are occupied by smaller numbers of students, the lower the school capacity calculation will be. Any school's capacity, primarily at elementary level, is directly related to the programs offered at any given time.

Special education classroom use at elementary level includes supporting the Infant/Toddler Preschool Program, Integrated Kindergarten Program, DLC Program (Developmental Learning

Classroom, which serves students with moderate cognitive delays), Life Skills Program (students with significant cognitive delays), GROW Program (Grow with Respect, Opportunity and Wonder program for students with significant behavior disabilities) and the ASD Program (Students with Autism Spectrum Disorders.) The State of Washington has recently created a new program for 4yr old children who would benefit from additional preparation - Transitional Kindergarten. At middle and high school levels, special education classroom use includes supporting the DLC Program, Life skills Program, HOPE Program (Help Our People Excel for students with significant behavior disabilities) and the ASD Program.

Classrooms dedicated to specific supportive activities include serving IEP's (Individual Education Plan), OT/PT services (Occupational and Physical Therapy), speech and language services, L services (English Language Learner), ALPS services (the district's program for highly capable 4th and 5th graders), as well as non-specific academic support for struggling students (primarily Title I of the No Child Left Behind Act.)

Historically, the district had limited school size to create learning communities by limiting elementary school size to about 500 students, middle school size to about 800 students, and high school size about 1,800 students. These limits represented the guide, but not an absolute policy limit. The district's 2015 review and update of the 2011 Master Plan included the FAC's recommendation that exceeding these sizes was desirable if the school still functioned well, and that a guideline should be exceeded when it made sense to do so. Therefore, the plans for future enrollment growth are based on this advice and some schools are intended to grow past these sizes.

Methodology for Calculating Building Capacity

Elementary School

For the purpose of creating an annual CFP, student capacity at individual elementary schools is calculated by using each school's current room assignments. (E.g. How many general education classrooms are being used, and what grade level is being taught? How many different special education classrooms are being used? How many classrooms are dedicated to supportive activities like the ALPS Program, ELL students, etc.?)

Throughout the district's elementary schools, special programs are located according to a combination of criteria including the proximity of students who access these special programs, the efficiency of staffing resources, and available space in individual schools.

Since the location of special programs can shift from year to year, the student capacities can also grow or retract depending on where the programs are housed. This fluctuation is captured in what is termed the "Program Capacity" of each school. That is to say that "Program Capacity" is calculated based on the programs offered at a given school each year, instead of a simple accounting of the number of classroom spaces (See Table 1).

Beginning with the 2021-22 SY, all traditional elementary schools had the opportunity to implement the Art, Music and Physical Education program. The district aims to provide a consistent schedule of 2 sessions of music, 2 sessions of PE, and 1 session of art per week for each general education classroom. The fidelity to the schedule of 2/2/1 sessions is impacted occasionally by school facilities, and may occasionally include a rotation of Library or more frequent art instruction. Future facilities investments will be focused on ensuring implementation of the AMP opportunity. Finally, the district has invested in orchestra and band instruction for 4th and 5th grade students.

Middle and High Schools

Capacity at middle school and high school levels are based on the number of “teaching stations” that include general-use classrooms and specialized spaces, such as music rooms, computer rooms, physical education space, industrial arts space, and special education or classrooms dedicated to supportive activities. In contrast to elementary schools, secondary students simultaneously occupy these spaces to receive instruction. As a result, the district measures the secondary school level of service based on a desired average class size and the total number of teaching stations per building. The capacities of each secondary school are shown on Table 2.

Building capacity is also governed by a number of factors including guidelines for maximum class size, student demands for specialized classrooms (which draw fewer students than the guidelines allow), scheduling conflicts for student programs, number of workstations in laboratory settings, and the need for teachers to have a work space during their planning period. Together these limitations affect the overall utilization rate for the district’s secondary schools.

This rate, in terms of a percentage, is applied to the number of teaching stations multiplied by the average number of students per classroom in calculating the effective capacity of each building. The levels of service for both middle and high school equates to an average class loading of 28 students based upon an 83% utilization factor. The only exception is Avanti High School, the district’s alternative high school program, which has relatively small enrollment, so a full 100% utilization factor was used to calculate this school’s capacity. The capacity displayed for Avanti is realized as part of the phase 1 school modernization. Additionally, there are 10 classrooms on the 3rd floor that will not receive a full remodel until a future bond. Table 2 reflects the new capacity that became available in the 2023-24 school year.

The master plan includes estimates for both current and maximum utilization. In this CFP we have used the current utilization capacity level because it represents the ideal OSD configurations of programs and services at this time. It is important to note that there is very little added capacity generated by employing the maximum utilization standard.

Level of Service Variables

Several factors may impact the district's standard Level of Service (LOS) in the future including program demands, state and federal funding, collective bargaining agreements, legislative actions, and available local funding. These factors will be reviewed annually to determine if adjustments to the district's LOS are warranted.

Alternative Learning

The district hosts the Olympia Regional Learning Academy (ORLA), which serves students from both within and outside of the district's boundaries. The program, which began in 2006, now serves approximately 470 full time equivalent students (about 600 headcount students). Each year since 2006 the proportion of students from within the Olympia School District has increased. Over time, the program has had a growing positive impact on the available capacity within traditional district schools. As more students from within district schools migrate to ORLA, they free up capacity to absorb projected growth. ORLA programs help retain and attract students who prefer non-traditional and on-line learning options.

The Olympia School District is also committed to serving as a regional hub for alternative education and services to families for non-traditional education. The program is providing education via on-line learning, home-school connect (education for students that are home-schooled), and Montessori elementary education.

Finally, Olympia School District is committed to providing families with alternatives to the traditional public education, keeping up with the growing demand for these alternatives, and to providing ORLA students and families with a safe facility conducive to learning.

Elementary School Technology

In capacity analyses, the district has assumed that schools will no longer need a separate computer lab. The ease of use, price, and industry trend regarding mobile computing afford the district the opportunity to continue to assume that computers are ubiquitous to the classroom and do not require separate computer labs.

Preschool Facilities

Overall the district houses 14 early childhood education classrooms across the district. Two of those classrooms are dedicated to the Infant/Toddler Program and 9 of those are dedicated to special education programming. In the 2024-25 school year, the district implemented an ECEAP program to expand pre-school offerings which allowed for two additional classrooms available for our youngest learners.

Special Services

The Transitions Program helps improve student academic and functional readiness in preparation for their lives after high school. The Transitions Program occupies 3 newly renovated classrooms to provide specialized services on the ground floor of Avanti High School.

Table 1: Elementary School Capacities

Olympia School District 2025 Capacity; 2015 Master Plan with Selected Updates

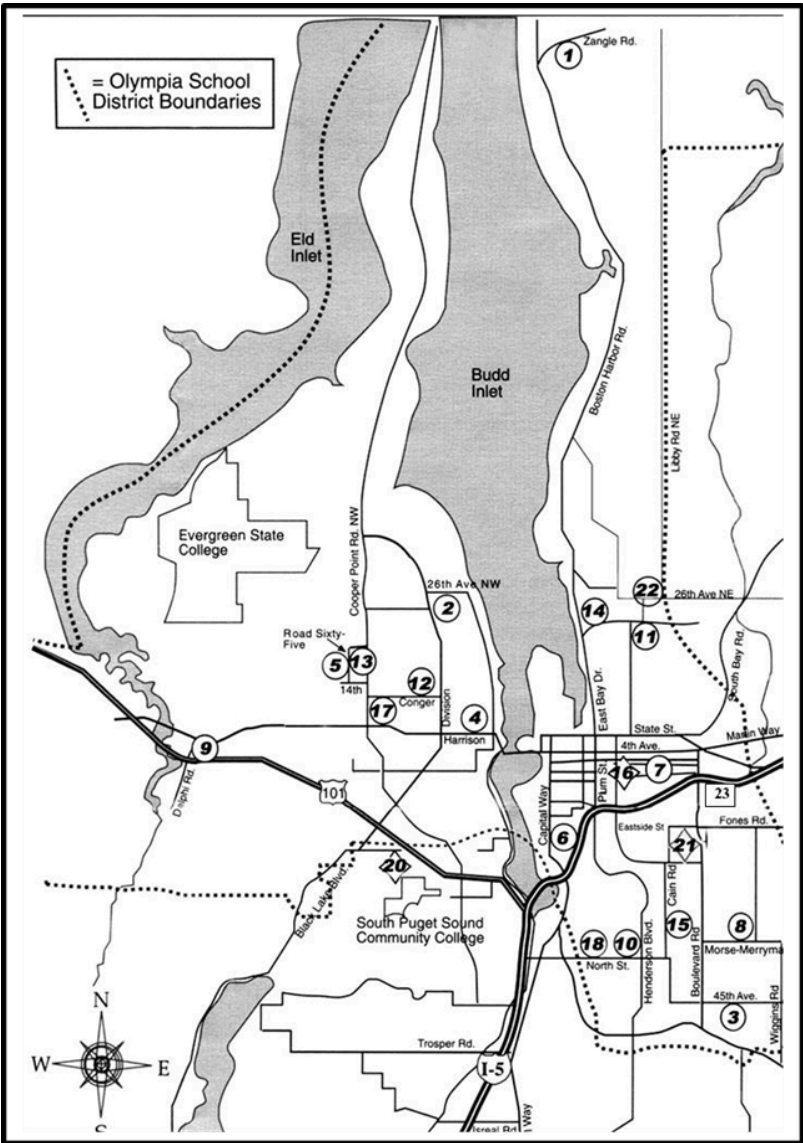
	Headcount OCT 2024	Max Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Elementary Schools					
Boston Harbor	180	200	50	250	2 of 4 portables used for music and art
Brown, LP	313	450	25	450	1 of 2 portables is used for Art
Centennial	439	600	125	570	Past practice of limiting elementary school capacity to 500
Garfield	287	450	25	420	2 preschool classrooms not included.
Hansen	384	625	150	595	1 preschool portable and main building classroom not included.
Lincoln	305	325	0	325	
Madison	190	300	0	300	2 portables for music and art
McKenny	273	400	25	400	2 preschool portables not included; 2 infant-toddler not included.
McLane	387	575	25	545	1 preschool classroom; past practice of limiting elementary school capacity to 500
Pioneer	383	625	0	595	
Roosevelt	343	550	0	520	2 preschool classrooms not included.
ORLA	380	---	---	438	
Totals	3,864	5,100	425	5,408	
Excess/(Deficit) Capacity				1,236	Portables not included in Capacity calculation.

Table 2: Secondary Schools Capacities

Olympia School District 2025 Capacity; 2015 Master Plan with Selected Updates

	Headcount OCT 2024	Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Middle Schools*					*Utilization Factor for middle schools = 83%.
Jefferson	467	767	23	731	Portable is devoted to Boys/Girls Club; theater room is not included in capacity.
Thurgood Marshall	489	674	46	601	
Reeves	400	539	21	601	
Washington	708	883	46	870	
ORLA	135	---	---	80	
Totals	2,199	2,863	136	2,883	
Excess/(Deficit) Capacity				664	Portables not included in Capacity calculation.
High Schools*					*Utilization Factor for comp. high schools = 83%.
Avanti	192	425	0	300	Remodel and increased capacity phase 1 complete.
Capital	1,286	2,156	46	1,697	
Olympia	1,893	2,576	0	2,098	Capacity is 1,945 and adjustment should be considered
ORLA	122	---	---	107	
High School Totals	3,493	5,157	46	4,202	
Excess/(Deficit) Capacity				1,664	Portables not included in Capacity calculation.

Olympia School District Building Locations



Key

Elementary Schools

- 1. Boston Harbor
- 2. L.P. Brown
- 3. Centennial
- 4. Garfield
- 5. Hansen
- 6. Lincoln
- 7. Madison
- 8. McKenny
- 9. McLane
- 10. Pioneer
- 11. Roosevelt

Middle Schools

- 12. Jefferson
- 13. Thurgood Marshall
- 14. Reeves
- 15. Washington

High Schools

- 16. Avanti
- 17. Capital
- 18. Olympia

Other Facilities

- 19. New Market Skills Center
- 20. Transportation
- 21. Support Service Center
- 22. John Rogers (Demolition completed 2022)
- 23. Olympia Regional Learning Academy
- 24. Knox 111 Administrative Building

Figure 1: Map of School District Building Locations

Figure 2: OSD buildings referenced on map in Figure 1.

II. Forecast of Future Facility Needs

Olympia School District Enrollment Projections

The following enrollment assessment summary was prepared by FLO Analytics. For capital planning purposes, the district updates enrollment projections every five years; below are excerpts from the summary prepared in the spring 2023.

Note, enrollment used for capital planning is student headcount data. Staffing generally uses student FTE information.

- FLO analyzed historical enrollment (October 2016–17 to 2022–23 headcount) based on the enrollment reports and student information system extracts provided by the District.
- District-wide enrollment increased by 54 students between 2017–18 and 2019–20 then decreased considerably in 2020–21 (421 fewer students), largely due to the impacts of COVID-19. Enrollment remained consistent in 2021–22 (9 fewer students) before decreasing again in 2022–23 (105 fewer students).
- Elementary school enrollment increased between 2017–18 and 2019–20 (59 more students), followed by a significant decrease in 2020–21, largely due to impacts associated with COVID-19. Elementary school enrollment declined further in 2021–22 before an increase in 2022–23.
- Middle school enrollment increased between 2017–18 and 2019–20 (26 more students). Middle school enrollment decreased between 2020–21 and 2022–23 (96 fewer students), with 2022–23 having the lowest middle school enrollment over the entire period.
- High school enrollment decreased between 2017–18 and 2019–20 (31 fewer students). High school enrollment increased between 2020–21 and 2022–23 (29 more students).

Grade	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2017-18 to 2022-23
K	700	706	753	571	612	576	-124
1	664	738	700	693	609	635	-29
2	696	677	757	669	684	630	-66
3	780	706	679	742	659	692	-88
4	726	771	720	645	736	674	-52
5	773	751	789	704	639	770	-3
6	711	769	752	753	712	652	-59
7	752	736	764	728	763	731	-21
8	760	766	733	755	730	757	-3
9	890	921	914	855	935	865	-25
10	848	891	911	907	845	912	64
11	870	766	802	808	837	798	-72
12	790	814	740	763	823	787	-3
District-wide Total	9,960	10,012	10,014	9,593	9,584	9,479	-481

Note: Olympia School District October 2017-18 to 2022-23 enrollment (headcount) by grade. Enrollment values omit students enrolled in full-time Running Start, transitional kindergarten, and preschool. The lowest and highest enrollment values per grade are highlighted in blue and orange, respectively.

School Forecasts

The following enrollment forecast summary was prepared by FLO Analytics. For capital planning purposes, the district updates enrollment projections every five years; below is the summary prepared in 2023.

- District births between 2011–12 and 2017–18 aligned with historical kindergarten enrollment from 2017-18 to 2022-23 averaged 635 per year. Kindergarten enrollment averaged 653 students per year from 2017–18 to 2022–23, including a low of 571 in 2021–22, a recovery to 612 in 2021–22, and then a decrease to 576 in 2022–23.
- Kindergarten-to-birth ratios for the District were consistently at or above 1.07 from 2017–18- to 2019–20, indicating that many more families with young children moved into the District than out of it during that time. Ratios for the District have been below 0.97 from 2020–21 to 2022–23. A decrease in births has also contributed to decreased kindergarten enrollment.
- Student cohort sizes changes over time were assessed by calculating grade progression ratios (GPRs)—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year.
- In each year, except 2020–21, GPRs for most grades have consistently been above 1.00, indicating that the District sees a net gain of students by cohort. During the three years prior to the COVID-19 pandemic, cohorts progressing from 8th to 9th grade had the highest average GPR (1.20), due in part to students enrolling from Griffin School District for high school. Elementary and middle school grades GPRs ranged between

0.99 and 1.03.

- After the enrollment loss in 2020–21 characterized by GPRs below 1.00, GPRs returned to pre- COVID levels in the two most recent years, 2021–22 and 2022–23.
- District-wide enrollment is forecasted to decrease from 9,479 in 2022–23 to 8,496 in 2032–33. District-wide enrollment is expected to decrease through 2032–33 (an average of 100 fewer students per year) in response to less current enrollment in lower grades and declining births.
- The middle scenario total of 8,496 students in 2032–33 depicts a K–12 decrease of 983 students (10.4 percent), from the 2022–23 total of 9,479. The high forecast anticipates a decrease of 203 students (2.1 percent) over the 10-year horizon, while the low forecast anticipates a decrease of 1,679 (17.7 percent).
- Annual district-wide forecasts by grade group for the middle scenario show the following 10-year decline from 2022–23 to 2032–33:
 - K–5 enrollment from 3,977 to 3,494 (12.1 percent decrease)
 - 6–8 enrollment from 2,140 to 1,917 (10.4 percent decrease)
 - 9–12 enrollment from 3,362 to 3,085 (8.2 percent decrease)
- Smaller cohorts will lead to 350 fewer elementary students between 2022–23 and 2027–28 followed by 133 fewer ES students over the latter half of the forecast period.
- While there will be some year-to-year variation, a 50-student decline in middle school enrollment is anticipated by 2027–28 followed by 173 fewer students over the remainder of the forecast period.
- High school enrollment is expected to follow a similar trajectory to that of middle school enrollment with 38 fewer students over the first half of the forecast period, followed by 239 fewer students between 2027–28 and 2032–33. FLO anticipates 983 fewer K–12 students over the 10-year forecast horizon.

Table 3: FLO Analytics Enrollment Forecast by School/Program (October Headcount 2023-2033) Medium Range Forecast

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33
Boston Harbor ES	179	174	174	165	172	165	159
Centennial ES	482	473	446	429	414	394	381
Garfield ES	300	290	279	263	261	258	243
Hansen ES	456	440	431	430	430	432	410
Lincoln ES	270	275	285	284	273	271	257
LP Brown ES	317	301	291	290	286	292	294

Madison ES	199	195	198	185	178	173	164
McKenny ES	275	272	271	280	289	287	270
McLane ES	413	407	403	386	395	384	377
Pioneer ES	385	358	366	353	349	334	315
Roosevelt ES	386	363	351	332	326	322	309
ORLA	315	315	315	315	315	315	315
K–5 Total	3,977	3,863	3,810	3,712	3,688	3,627	3,494
Jefferson MS	448	454	454	461	432	398	380
Marshall MS	443	468	466	506	482	494	451
Reeves MS	395	424	436	444	404	405	360
Washington MS	749	718	678	693	680	688	621
ORLA	105	105	105	105	105	105	105
6–8 Total	2,140	2,169	2,139	2,209	2,103	2,090	1,917
Capital HS	1,276	1,345	1,381	1,365	1,454	1,465	1,337
Olympia HS	1,811	1,762	1,749	1,656	1,643	1,584	1,473
Avanti HS	178	178	178	178	178	178	178
ORLA	97	97	97	97	97	97	97
9–12 Total	3,362	3,382	3,405	3,296	3,372	3,324	3,085
District-wide Total	9,479	9,414	9,354	9,217	9,163	9,041	8,496

Projected Seating Capacity by Level

This section takes the district's review of school capacity, updated for 2023 placement of programs, and compares this capacity to the school-by-school enrollment projection of FLO Analytics. Total excess capacity does not guarantee sufficient capacity at every school. Instead it indicates a system-wide sufficiency which may still require adjustment of special programs, portable capacity, or a change in boundaries as new developments are completed. Tables 4, 5 and 6 assume the medium range projection.

Note: in the capacity tables below, totals may not add due to rounding of original projection data.

Table 4 displays the estimated excess capacity of all elementary schools if growth occurs at the medium range projection. Seventy percent of ORLA capacity is distributed to elementary age students.

Table 4: Elementary Excess Capacity

Elementary Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Boston Harbor	177	191	184	206	216	172	174	165	172	165	159
Centennial	516	530	486	526	542	449	446	429	414	394	381
Garfield	366	372	328	339	344	304	279	263	261	258	243
Hansen	468	493	457	476	472	402	431	430	430	432	410
Lincoln	291	286	273	293	291	282	285	284	273	271	257
LP Brown	372	373	346	374	416	310	291	290	286	292	294
Madison	230	257	248	262	259	189	198	185	178	173	164
McKenny	350	342	318	344	350	274	271	280	289	287	270
McLane	341	364	327	364	386	393	403	386	395	384	377
Pioneer	457	454	393	410	415	367	366	353	349	334	315
Roosevelt	404	394	361	393	387	362	351	332	326	322	309
ORLA	374	405	373	441	433	373	315	315	315	315	315
Total	4,346	4,461	4,094	4,428	4,511	3,877	3,810	3,712	3,688	3,627	3,494
2023 Capacity	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408
Excess	1,062	947	1,314	980	897	1,531	1,598	1,696	1,720	1,781	1,914

Table 5 displays the estimated capacity of all middle schools if growth occurs at the medium range projection.

Table 5: Middle School Excess Capacity

Middle Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Jefferson	471	481	468	458	448	433	454	461	432	398	380
Thurgood Marshall	416	423	416	447	443	495	466	506	482	494	451
Reeves	438	398	414	373	395	397	436	444	404	405	360
Washington	799	798	792	759	749	747	678	693	680	688	621
ORLA	150	148	146	168	105	124	105	105	105	105	105
Total	2,218	2,188	2,170	2,205	2,193	2,196	2,207	2,288	2,310	2,339	2,448
2023 Capacity	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883
Excess	665	695	713	678	690	687	676	595	573	544	435

Table 6 displays the estimated capacity of all high schools if growth occurs at the medium range projection.

Table 6: High School Excess Capacity

High Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Avanti	169	157	162	177	183	192	178	178	178	178	178
Capital	1,336	1,305	1,298	1,281	1,345	1,274	1,381	1,365	1,454	1,465	1,337
Olympia	1,782	1,817	1,790	1,746	1,811	1,809	1,749	1,656	1,643	1,584	1,473
ORLA	94	87	80	94	93	104	97	97	97	97	97
Total	3,381	3,366	3,330	3,298	3,333	3,442	3,463	3,449	3,485	3,622	3,659
2023 Capacity	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202
Excess	821	836	872	904	869	760	739	753	717	580	543

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

SGRs vary by geographic location in the district and by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). Generally, we estimate district-wide SGRs for the two most common housing types (i.e., SF and MF). Homes built in 2022 are excluded from the analysis, because they may not have been completed and occupied by October 2022. We found an average of 0.53 District K-12 students per single-family home and 0.07 students per multifamily home.

III. Six-Year Facilities and Construction Plan

Summary of Projects

Within the six year horizon, the district does not plan to construct or expand facilities to meet enrollment changes. The district is currently studying the need to remodel or make changes to facilities in conjunction with a committee of volunteers. As such the district has chosen to wait for the results of this work before making major plans to expand or remodel existing facilities.

The district will continue to make capital improvements that align with the projects associated with 2016 Bond and the construction projects provided for in the 2022 Capital Projects Safety and Technology Levy objectives. Future projects include the following by location as well as emerging projects to be determined by need.

District wide projects:

- Install standardized roof access and tie-offs for eight facilities.
- Security vestibules at the remaining seven schools scheduled for the improvement. Security vestibules in all four middle schools, Garfield Elementary and Hansen Elementary are near completion.
- Redundant power capability to be installed at some sites
- Safe Walking Routes
- Mini-building (contingent upon future need)

Boston Harbor Elementary School:

- Replace carpet
- Replace sinks and toilets
- Repaint interior walls
- Install cell repeater/booster, if needed.

Hansen Elementary School:

Replace/repair operable partition wall on the stage.

Jefferson Middle School:

Calibrate, test and verify electrical surge protection

Madison Elementary School:

- Replace/repair operable partition wall on the stage.
- HVAC work

Olympia High School:

Performing Arts Center minor upgrades for equipment.

Reeves Middle School:

Gym floor restoration is ongoing.

Thurgood Marshall Middle School:

Install ADA accessible sinks in science labs.

Washington Middle School:

- Replace bleacher motor.
- Replace wireless microphone systems
- Replace/repair operable partition on stage
- Install fence around transformers

Transportation:

Replace gutter system, if needed.

Avanti High School

The remodel of Avanti High School is significantly finished, with administrative and final checks remaining to complete. More about how this project came about is in the next few paragraphs.

Through the master plan process in 2010 and 2015, the district affirmed the importance of Avanti High School and directed that the master plan includes options for the future of the school. Avanti had changed its intent to provide arts-based curriculum delivery with an entrepreneurial focus. Enrollment has typically remained between 160 to 180 students but may be increased to 300 students with greater outreach to middle school students in the district who may choose Avanti as an alternative to the comprehensive high schools, Olympia and Capital High Schools. The school appreciates its current location, close proximity to the arts and business community downtown and the partnership with Madison Elementary School.

The six main classrooms in the building were not well suited to the Avanti curriculum as it is developing, and hindered the growth of the school. The settings in the school should better reflect the disciplines being taught through “hands on” learning. The school integrates the arts as a way to learn academic basics. Avanti creates a different learning culture through personalizing education, focuses on depth over breadth, and teaches good habits of the heart and mind.

Students come together in seminars, so space was needed for “town hall” communication sessions. The auditorium did not work well for the town hall sessions as it was designed for presentations of information to an audience and the seating impedes audience participation—the school needs more options.

To implement the Avanti expansion, the administration offices and warehouse moved to the Knox 111 building on 111 Bethel Street SE.

Ten learning settings were identified as an appropriate compliment of spaces with the intent for them all to support teaching visual and performing arts:

1. Drama (writing plays, production)
2. Music/ recording studio (writing songs)
3. Dance (math/ rhythm)
4. Painting/ drawing
5. Three-dimensional art (physical & digital media, game design)
6. Photography/ video/ digital media (also support science & humanities)
7. Language Arts
8. Humanities
9. Math
10. Science

Additional support spaces: special needs, library, independent study, food service, collaborative study areas, administration/ counselors, community partnerships.

This development recommendation proposed that Avanti High School move into the entire old Knox Building, including the district warehouse space. Light renovation of the buildings would create appropriate space of the kind and quality that the curriculum and culture of the school need.

The 2015 Facility Advisory Committee also supported the expansion of Avanti, regardless of whether or not the school would ultimately reduce enrollment pressure at Olympia or Capital High Schools.

The 2015 Master Plan assumption was to budget \$9.9 million to remodel the 2nd floor of the Avanti building, expanding Avanti by about 12 classrooms, with light improvements to the warehouse. As of 2024, due to escalation, the need for abatement, window repairs, solar ready rooftop, and temporary classrooms, construction costs were higher than anticipated. The total cost of the project is \$14.5 million.

IV. Finance Plan

Temporary Suspension of Impact Fee Program

The district will pause the impact fee program in 2025 due to no current plans to expand capacity and consistent declines in student enrollment. Over the 2024-25 school year, more than 40 community members will come together to explore, evaluate, and establish facility priorities that reflect the student's and community's unique character and vision as we draft a new 10-year (minimum) master plan.

The below information is presented for informational purposes only.

Impact Fees

Impact fees are utilized to assist in funding capital improvement projects required to serve new development. For example, local bond monies from the 1990 authority and impact fees were used to plan, design, and construct Hansen Elementary School and Thurgood Marshall Middle School.

The district paid part of the costs of these new schools with a portion of the impact fees collected. Using impact fees in this manner delays the need for future bond issues or reduces debt service on outstanding bonds. Thurston County, the City of Olympia and the City of Tumwater all collect school impact fees on behalf of the district.

Impact fees must be reasonably related to new development and the need for public facilities. While some public services use service areas or zones to demonstrate benefit to development, there are four reasons why the use of zones is inappropriate for school impact fees: 1) the

construction of a new school benefits residential developments outside the immediate service area because the new school relieves overcrowding in other schools; 2) some facilities and programs of the district are used by students throughout the district (Special Education, Options and ALPS programs); 3) school busing is provide for a variety of reasons including special education students traveling to centralized facilities and transportation of students for safety or due to distance from schools; 4) a uniform system of free public schools throughout the district is a desirable public policy objective.

The use of zones of any kind, whether municipal, school attendance boundaries, or some other method, conflict with the ability of the school board to provide reasonable comparability in public school facilities. Based on this analysis, the district impact fee policy shall be adopted and administered on a district-wide basis.

Current impact fee rates, current student generation rates, and the number of additional single and multi-family housing units projected over the next six-year period are sources of information the district uses to project the fees to be collected.

These fees are then allocated for capacity-related projects as recommended by a citizens' facilities advisory committee and approved by the Board of Directors.

Table 10 identifies the impact fee history. (See next page.)

Table 10: Historical Impact Fees

Year	Discount Percentage	Single Family Home Fee	Multi- Family Home Fee	Downtown Residence Fee	Manufactured Home Fee
1995	70	\$1,754	\$661	---	\$1,033
1996	52	\$1,725	\$661	---	\$1,176
1997	51	\$1,729	\$558	---	---
1998	56	\$1,718	\$532	---	---
1999	50 & 70	\$2,949	\$1,874	---	---
2000	50 & 70	\$2,949	\$1,874	---	---
2001	50 & 70	\$2,949	\$1,874	\$841	---
2002	50 & 70	\$2,949	\$1,874	\$841	---
2003	50 & 70	\$2,949	\$1,874	\$841	---
2004	50 & 70	\$2,949	\$1,874	\$841	---
2005	40 & 60	\$4,336	\$3,183	\$957	---
2006	45 & 60	\$4,336	\$3,183	\$957	---
2007	15	\$5,042	\$1,833	\$874	---
2008	15	\$5,042	\$1,833	\$0	---
2009	15	\$4,193	\$1,770	\$0	---
2010	15	\$2,735	\$1,156	\$0	---
2011	15	\$659	\$1,152	\$0	---
2012	15	\$2,969	\$235	\$0	---
2013	15	\$5,179	\$0	\$0	---
2014	15	\$5,895	\$1,749	\$0	---
2015	15	\$4,978	\$1,676	\$0	---
2016	15	\$5,240	\$2,498	\$0	---
2017	15	\$5,298	\$2,520	\$0	---
2018	15	\$5,350	\$2,621	\$0	---
2019	15	\$4,972	\$2,575	\$0	---
1-Jan-20*	15	\$5,177	\$2,033	\$0	---
1-Jul-20*	15 / 15 / 32	\$5,177	\$2,033	\$1,627	---
2021	15 / 15 / 30	\$5,448	\$2,133	\$1,756	---
2022	15 / 15 / 30	\$6,029	\$2,477	\$2,040	---
2023	33 / 5 / 22	\$6,475	\$2,477	\$2,040	---
2024	58/52/60	\$6,812	\$2,606	\$2,146	---
2025	—	\$0	\$0	\$0	---
Prior 10-Yr Avg	---	\$5,598	\$2,397	\$961	---
10-Yr Avg Incl 2025	---	\$5,074	\$2,148	\$961	---

*In 2020, this is the fee for multi-family homes in the Downtown Area, which begins July 1, 2020. Single family homes are levied the same impact fee districtwide; \$5,177 for the 2020 calendar year, beginning January 1, 2020.

Eligibility for State Funding Assistance

The district will always apply to the state for state construction funding assistance and attempt to maximize this support. Previous eligibility on past projects was incorporated and utilized during implementation of the Master Plan.

Any future eligibility will be considered in the upcoming long range planning process. The following schools in the district are or will be age eligible in the next few years.

School	Eligibility Year	Exceptions
Boston Harbor	2024	
Hansen	2024	
Lincoln	2025	
LP Brown	2024	Minus 2006 Admin Addition and 1998 Classroom addition
McKenny	2023	
Jefferson	2023	Minus the science addition of approx 4,000 sf
Thurgood Marshall	2024	
Reeves	2023	Minus the 2000 addition of approx 11,000 sf
Washington	2023	Minus the 1999 music addition of approx 1,800 sf

Bond Revenue

The primary source of school construction funding is voter-approved bonds. Bonds are typically used for site acquisition, construction of new schools, modernization of existing facilities and other capital improvement projects. A 60% super-majority voter approval is required to pass a bond. Bonds are then retired through the collection of local property taxes. Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which bonds are issued. They cannot be converted to a non-capital or operating use. As described earlier, the vast majority of the funding for all district capital improvements since 2003 has been local bonds.

The projects contained in this plan exceed available resources in the capital fund, and anticipated School Impact and Mitigation Fee revenue. The Board of Directors sold bonds in June 2012 allowing an additional \$82 million in available revenue for construction projects.

In 2016, voters approved \$161 million in bond sales to finance Phase II of the Master Plan. Of this amount, all bonds have been sold.

Finance Plan Summary

Table 11 represents original estimates of project costs associated with the 2016 bond.

Table 11: Financial Summary

Item Description	Project Amount
1. New Classrooms (Minis at Pioneer, Hansen, Centennial, Roosevelt, McLane, and one additional	\$37,063,000
2. Phase II of 2011 Master Plan (Multiple Items Above)	\$136,559,394
3. Capital High School Theater	\$12,665,000
4. Small Works Projects, Categorized as Immediate Need	\$10,733,848
5. John Rogers Demolition and Re-seed	\$520,000
6. Security- Access Control Systems	\$2,000,000
7. Heating/ Ventilation Improvements and Energy Savings	\$8,484,000
8. Field and Playground Renovations	\$6,873,845
Subtotal of Planned Investments	\$214,899,087
Existing Resources (Capital Fund Balance)	Minus \$42,200,000
Estimated New State Construction Funding	Minus \$12,000,000
Construction Bond Authority Approved by Voters in 2016	Equals \$ 160,699,087

The bulk of the work designated as part of the 2016 bond has been completed. The remaining projects are to be completed with remaining bond funds. In addition, projects were identified within the 2022 Capital Projects Technology and Safety Levy totalling \$7.2 million dollars. Both the bond and capital levy projects are itemized below in table 12.

Table 12: Financial Summary for 2025 to 2030 Projects

Table 12 represents the original estimated costs associated with projects to be completed in the next six years and the planned funding sources.

Location and Item Description	Funding Source	Original Capacity
District wide projects:		
Install standardized roof access and tie-offs for eight facilities.	Bond	\$935,865
Security vestibules at the remaining seven schools scheduled for the improvement. Security vestibules in all four middle schools, Garfield Elementary and Hansen Elementary are near completion.	Technology and Safety Levy	\$3,320,000
Redundant power capability to be installed at some sites	Technology and Safety Levy	\$1,600,000
Safe Walking and Biking Routes	Technology and Safety Levy	\$1,980,000
Mini-building (contingent upon future need)	Bond	\$7,700,000
Boston Harbor Elementary School:		

Replace carpet	Bond	\$99,304
Replace sinks and toilets	Bond	\$235,504
Repaint interior walls	Bond	\$157,002
Install cell repeater/booster, if needed.	Bond	\$96,558
Hansen Elementary School:		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
Jefferson Middle School:		
Calibrate, test and verify electrical surge protection	Bond	\$3,714
Madison Elementary School:		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
HVAC work	Bond	\$259,000
Olympia High School:		
Performing Arts Center minor upgrades for equipment.	Technology and Safety Levy	\$270,000
Reeves Middle School:		
Gym floor restoration is ongoing.	Bond	\$130,687
Thurgood Marshall Middle School:		
Install ADA accessible sinks in science labs.	Bond	\$50,136
Washington Middle School:		
Replace bleacher motor.	Bond	\$8,542
Replace wireless microphone systems	Bond	\$5,979
Replace/repair operable partition on stage	Bond	\$52,682
Install fence around transformers	Bond	\$53,556
Transportation:		
Replace gutter system, if needed.	Bond	\$25,996
Total:		\$17,045,703

V. Looking Ahead

The 2025-2030 Capital Facilities Plan (CFP) of the Olympia School District reflects our ongoing commitment to providing high-quality, safe, and supportive learning environments for all students.

As we look ahead, we are excited to embark on a new long-range master planning process beginning in the fall of 2024. This process will chart a path forward from 2025 to 2035 and into the future, allowing us to anticipate and plan for evolving educational goals, trends and demographic changes. We remain dedicated to working closely with our community, staff, and stakeholders to develop a comprehensive plan that will guide our district to ensure that every student has access to a modern, safe, and effective learning environment.

We encourage community members to stay engaged and informed by visiting our district capital projects webpage, where updates on ongoing projects and opportunities for public input will be posted regularly. For more information, please visit [here](#).

Thank you for your continued support of the Olympia School District and our commitment to excellence in education.

VI. Appendix A – Inventory of Unused District Property

Future School Sites

The following is a list of potential future school sites currently owned by the district. Construction of school facilities on these sites is not included in the six-year planning and construction plan.

- **Mud Bay Road Site**
This site is a 16.0-acre parcel adjacent to Mud Bay Road and Highway 101 interchange. The site is currently undeveloped. Future plans include the construction of a new school depending on growth in the student enrollment of adjoining school service areas. In the interim, the district has partnered with the City of Olympia to develop an off-leash dog park.
- **Muirhead Site**
This is a 14.92-acre undeveloped site directly adjacent to Centennial Elementary School, purchased in 2006. The district currently utilizes this property for an Olympia High School farm and science program. Further development of this property involves approval of a formal plan to mitigate negative impact on an endangered species, the prairie Pocket Gopher.
- **Harrison Avenue Site**
This is a 27-acre undeveloped site on Harrison Avenue and Kaiser Road. The district purchased this land in 2020 as a potential future school site.

Other District Owned Property

- **Henderson Street and North Street (Tree Farm) Site**
This site is a 2.25-acre parcel across Henderson Street from Pioneer Elementary School and Ingersoll Stadium. The site is currently undeveloped. Previously, the site was used as a tree farm by Olympia High School's vocational program.
- **Lot at the intersection of 26th Ave. NW and French Rd NW.** This .28 acre lot was purchased in 2023 from the County for future development, and is adjacent to LP Brown.

VI. Appendix B – Detail of Capital Facilities Projects

Elementary School Modernization Grades K-5

Project Name: Centennial Elementary School Modernization

Location: 2637 45th Ave SE, Olympia

Site: 11.8-acres

Capacity: 602 student capacity

Square Footage: 45,345 sq ft

Cost: Total project \$27.9 million, including a \$6.3 million mini-building of 10 classrooms and \$800,000 field renovation.

Project Description: Major modernization of existing school facilities. Modernization work included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status: Project is completed.

Project Name: McLane Elementary School Modernization

Location: 200 Delphi Road SW, Olympia

Site: 8.2-acres

Capacity: 538 student capacity

Square Footage: 45,715 sq ft

Cost: Total project: \$23.5 million, including a \$6.3 million mini-building of 10 classrooms and a \$700,000 field renovation.

Project Description: Major modernization of existing school facility. Modernization work included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status: Project is completed.

Project Name: Roosevelt Elementary School Modernization

Location: 1417 San Francisco Ave NE, Olympia

Site: 6.4 acres

Capacity: 622 student capacity

Square Footage: 47,616 sq ft

Cost: Total project: \$22.4 million, including a \$6.3 million mini-building of 10 classrooms and \$800,000 field renovation.

Project Description: Major modernization of existing school facility. Modernization work included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status: Project is completed.

Elementary School Expansion Grades K-5

Project Name: Pioneer and Hansen Elementary Schools Capacity: Add 176 student capacity by building a 2-story mini-building at each campus, 10 classrooms each

Cost: Each structure cost \$6.3 million. Pioneer costs were associated with growth and therefore \$2.1 million in impact fees were used to partially fund the project. Hansen costs were also associated with growth but at a lower rate; only \$700,000 in impact fees could be used to fund the project.

Status: Projects are complete, with the exception of the 6th mini building.

High School Modernization Grades 9-12

Project Name: Capital High School Modernization

Location: 2707 Conger Ave NW, Olympia

Site: 40-acres

Capacity: 1802 student capacity

Square Footage: 254,772 sq ft

Cost: Total project: \$20.6 million

Project Description:

Modify classroom pod areas and other portions of the existing school in order to support educational trends and students matriculating from the Jefferson Advanced Math and Science program. Replace older failing exterior finishes and roofing.

Status: Project is completed.

High School Addition Grades 9-12

Project Name: Olympia High School Addition/ portable replacement

Location: 1302 North Street SE, Olympia

Site: 40-acres

Capacity: 2,200 student capacity

Square Footage: 233,960 sq ft

Cost: Total project: \$24.3 million

Project Description: Provided additional permanent building area to replace ten portable classrooms. Supported educational trends with these new spaces.

Status: Project is completed

High School Addition/ Admin. Center Grades 9-12

Project Name: Avanti High School Addition and Modernization & Re-location of district Administrative Center

Location: Avanti HS: 1113 Legion Way SE, Olympia (Currently located on 1st floor of district Administrative Center.) District Administrative Center: Newly purchased The Olympian Building.

Site: Avanti HS: 7.5-acres

District Administrative Center: 3.35-acres

Capacity: Avanti HS: will limit to 300 students (current Utilization Standard)

District Administrative Center: To be determined

Square Footage: Avanti HS: 78,000 sqft

Status: Project is substantially completed.

District Administrative Center: 111 Bethel Street

Cost: Avanti HS: Total project: \$15.4 million

District Administrative Center: Estimated \$7.8 million

Project Descriptions:

Avanti HS: Expanded Avanti High School by allowing the school to occupy two floors (plus one science lab on the third floor), and also the Annex building for shop, art, PE and weight classrooms. The Transition Academy is also sharing space on the first floor of the main building. Expanding the school allowed additional programs and teaching and learning options that might not have been available at the comprehensive high schools. There are 10 additional classrooms on the 3rd floor that have been abated and cleaned of hazardous materials, but have not been finished with new flooring, ceiling tiles, paint, and other necessities. This future work may be considered if a phase two is taken up, likely driven by increased enrollment in Avanti or the need to relocate another program.

District Administrative Center: Provided a new location for administrative offices to 111 Bethel Street NE location.

Status: Project is in the closeout process.

VII. Appendix C – History and Background of Capital Facilities Projects

History and Background

In September of 2010 Olympia School District initiated a Long-Range Facilities Master Planning endeavor to look 15 years ahead at trends in education for the 21st century. Conditions of district facilities, projected enrollment growth, utilization of current schools and the capacity of the district to meet these future needs were considered. The 15-year planning horizon enabled the district to take a broad view of the needs of the community, what the district is doing well, the challenges the district should anticipate and some solutions to get started on. The existing long range plan is set to expire in 2025. In preparation, the district has initiated the process to develop a new plan for the next 10 plus years.

The Planning Advisory Committee (PAC), consisting of parents and interested community citizens, was convened in October of 2010 and met regularly through July 2011. They made their presentation of development recommendations to the Olympia School Board on August 8, 2011. Those recommendations and the work the district did in response are summarized below.

Master Plan Recommendations

The 2010-25 master plan development recommendations were identified to best meet needs over the first half of the 15-year planning horizon:

1. Build a New Centennial Elementary/ Intermediate School on the Muirhead Property. (Did not move forward)
2. Renovate Garfield ES and build a new gym due to deteriorating conditions. (Completed)
3. Full Modernization of three “Prototype” Schools; Centennial, McLane & Roosevelt ES. (Completed)
4. Build a New Facility for Olympia Regional Learning Academy (ORLA). (Completed)
5. Expand Avanti High School into the entire Knox Building, relocate District Administration.
6. Replace 10 portables at Olympia HS with a Permanent Building. (Completed)
7. Capital HS renovation of components not remodeled to date and Improvements to support Advanced Programs. (Completed)
8. Remodel a portion of Jefferson MS to support the new advanced math and science programing. (Completed)
9. Small works and minor repairs for remaining schools. (Ongoing)

Each of these development recommendations represented single or multiple projects that bundled together that would constitute a capital bond package. In 2012, voters approved a capital bond package for the first Phase of the Master Plan.

In 2015, the district undertook an update to the 2011 Master Plan in order to more thoroughly plan for Phase II. The district continues to complete projects that were laid out in the previous plans.

2015 Planning for Phase II of Master Plan

The district formed a citizen’s Facilities Advisory Committee (FAC). Sixteen members of the community devoted time over 6 months to review enrollment projections and plan for enrollment growth, review field condition studies, review and score small works project requests, and ultimately make recommendations for the next phase of construction and small works.

The district contracted with experts for several updates:

- An analysis of play field conditions to determine how to ensure safe play by students and the community.
- Enrollment projections (discussed previously).
- Seismic analysis of each school to ensure that any needed seismic upgrades were built into the construction plan.
- A Site Study and Survey update for each school, a state-required analysis of major mechanical systems.

District staff analyzed space utilization and readiness for class size reduction.

In addition, school administrators generated a Facilities Condition Assessment which comprised items that each administrator felt must be addressed at their school. These items were analyzed to eliminate duplicates, identify items that were maintenance requirements (not new construction), and bundle items that were associated with a major remodel of the facility. Remaining items totaled about 120 small works items. These items were analyzed for scope and cost, and were then scored using a rubric to rank urgency for investment. (The scoring rubric rates the condition, consequence of not addressing, educational impact of not addressing, and impact on capacity of the facility.) Finally, the Facilities Advisory Committee ranked each item on a 1-3 scale (1- most important for investment).

The following describes the administrative recommendations which were largely based on the recommendations of the FAC. Where the administration recommendation varies from the FAC recommendation, this variation is noted.

Overview of Phase II Master Plan Update Recommendations (2015)

(Recommendations are updated for 2016 changes to mini-building plans.)

1. Do not construct an Intermediate School adjacent to Centennial Elementary School.
2. Complete renovation of the remaining 26-year-old Prototype Schools: Centennial, McLane and Roosevelt Elementary Schools. (Completed)
3. Reduce class size and accommodate enrollment growth by expanding the number of elementary classrooms across the school district with six permanently constructed mini-buildings on the grounds of current schools (sometimes referred to as pods of classrooms). (5 of these mini-buildings were constructed at CES, HES, McL, PES, and RES.)
4. Build a new building on the Olympia High School grounds to reduce reliance on portables and accommodate enrollment growth. (Completed)
5. Renovate portions of Capital High School. (Completed)
6. Build a sufficient theater for Capital High School. (Completed)
7. Expand Avanti High School to create an alternative arts-based school and relieve enrollment pressure from Olympia and Capital High Schools. This requires moving the district administration office to another site.(Commissioning in Progress)
8. Renovate playfields to improve safety and playability hours. (Ongoing)
9. Invest in electronic key systems to limit access to schools and to instigate lockdowns. (Complete)

10. Address critical small works and HVAC or energy-improvement projects. (Ongoing)

Do Not Construct an Intermediate School Adjacent to Centennial ES

In 2011 the Master Plan included a new school built on the Muirhead property. The recommendation was based on projected enrollment on the Eastside that would compromise the education quality. At this time, the school is not recommended for construction. Two factors contribute to the updated recommendation. First, enrollment growth has proceeded more slowly than projected. Two housing developments on the Eastside are delayed for construction, one is scaled down in size, and one may not proceed at all. Second, based on a species being listed as Endangered by the U.S. Fish and Wildlife Department, the district must develop a Habitat Conservation Plan (HCP) to mitigate the negative impact on the pocket gopher as a result of construction. The HCP is reliant on a larger county-wide effort to identify mitigation options. The district continues to make progress to gain approval by the U.S. Fish and Wildlife Department to levy construction on the site.

The delay due to a need for an HCP is fortuitous, as enrollment patterns do not warrant building of the school at this time.

The Muirhead land must likely be used for a school in the upcoming decades, and will be preserved for this purpose. However, in the meantime, the land can be used for its original purpose- agriculture. The district's farm-to-table program is housed on this site and will remain here for the near future.

Voters approved the resources for this construction in 2012. The resources have been retained and set-aside. The district will request voter approval on an updated construction request, and if approved, will devote the resources to Phase II of the Master Plan accordingly.

Complete the Remodel of Prototype Schools: Centennial, Garfield, McLane & Roosevelt Elementary Schools (Garfield was completed in 2014, and Centennial, McLane & Roosevelt were completed in 2020)

The four "prototype" schools built in the late 1980's had some of the worst building condition ratings in the District. The 2009 facility condition survey and interviews with leaders of the schools identified problems with heating and cooling, inconsistent technology, poor air quality, parking and drop off/ pick up issues, poor drainage in the playfields, security at the front door and the multiple other entries, movable walls between classrooms that do not work, a shortage of office space for specialists, teacher meeting space that is used for instruction, security at the perimeter of the site, storage and crowded circulation through the school. We have also learned about the frequent use of the pod's shared area outside the classrooms; while it's heavily used, there isn't quiet space for small group or individual activities. These schools also lack a stage in the multipurpose room. The 2010 Capital levy made improvements to some of these conditions, but a comprehensive modernization of these schools is required to extend their useful life another 20-30 years and make improvements to meet contemporary educational needs.

The 2011 Master Plan proposed a comprehensive modernization of Garfield, Centennial, McLane and Roosevelt Elementary Schools to improve all of these conditions. These renovations are now complete. The intent of the remaining projects is to do so as much as is feasible within the footprint of the school; the buildings are not well configured for additions. The exterior finishes of the schools have been refurbished; exterior windows and doors were replaced as needed. Interior spaces have been reconfigured to enhance security, efficiency and meet a greater range of diverse needs than when the schools were first designed. Major building systems have been replaced and updated. Site improvements have also been made.

The modernization and replacement projects also incorporated aspects of the future educational vision outlined in the master plan, such as these:

- Accommodate more collaborative hands on projects, so children learn how to work in teams and respect others
- Work with personal mobile technology that individualizes their learning
- Create settings for students to work independently
- Meet the needs of a diverse range of learning styles and abilities
- Create places for students to make presentations and display their work
- Ensure teacher planning and collaboration
- Foster media literacy among students and teachers
- Make the building more conducive to community use, while reducing the impact on education and security
- Support music, art and science

Invest in New Classrooms to Reduce Class Size and Respond to Enrollment Growth

Beginning in 2017, the Washington State Legislature reduced K-3 class size by about 30% from 23 students to 17 students for staffing purposes. Class sizes of other grade levels have not been decreased, but some special programs have been decreased: Career and Technical Education (CTE) courses and laboratory sciences. The largest impact will be on elementary schools of course; but middle and high schools will have increased need for classrooms (science laboratories and CTE) as a result of the changes.

As the FAC considered options to respond to the deficit driven by legislative changes, there were three main options: 1) Add portables to school grounds; 2) Build a new elementary school and change all boundaries to pull students into the new school and reduce enrollment at all other schools (only Boston Harbor boundaries would be unchanged); or 3) Add mini buildings of classrooms at schools across the school district.

The administration concurred with the FAC: the district should be less reliant on portables, build mini-buildings instead of portables, and add mini-buildings to conserve resources and largely retain current boundaries.

Table 8, displays the original recommendations for elementary construction given the above observations, the combination of enrollment growth, need for classrooms to respond to 2017 class size reductions, and available space on the school grounds to build a mini-building. While much has changed about the outlook and need for classroom space, the table is included to identify the basis for construction decisions.

Table 8: Classroom Construction Recommendations

School	# Classrooms Needed by 2025	# Built	Classrooms/ Mini-building	Potential Cost
Lincoln, Mini- building Not Recommended	3	0	Building complexities and high cost; pursue policy options and team teaching	\$0
Madison, Mini- building Not Recommended	3	0	Building complexities and high cost; pursue policy options and team teaching	\$0
LP Brown, Mini- building Not Recommended	2	0	Building complexities and high cost; pursue policy options and team teaching	\$0
McKenny, Mini- building On Hold	9+1 SN (special needs)	10 New	1 Mini of 11 On Hold for Housing Development Changes	\$6.5 M On Hold
McLane, Recommended Mini-building	3+1M (music) + 1 SN	5 New + 2 PR (replace portable)	1 Mini of 10	\$6.5 M
Hansen, Recommended Mini-building	3+ 1 M	4 New + 4 PR	1 Mini of 10	\$6.5 M
Pioneer, Recommended Mini-building	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 10	\$6.5 M
Roosevelt, Recommended Mini-building	4 +1 M +1 SN	6 New + 2 PR	1 Mini of 10	\$6.5 M
Centennial, Recommended Mini-building	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 10	\$6.5 M
Subtotal, Recommended Mini-building	25 + 4 SN =29	29 + 12 PR=41	50	\$32.5M
McKenny, Washington, Reeves I, Mini-building On Hold	9 + 1 SN	10 New	1 Mini of 10	\$7.7 M
Total Construction Financing Request	----	---	---	\$40.2 M

In addition, the administration recommended financing for one additional mini-building that can be deployed at McKenny or Washington, or Reeves, or another site, if needed to address the construction of two housing developments or to build an early learning center, which frees-up

classrooms through-out the district. Originally the cost was estimated to be \$7.7 million; due to escalation, the new estimated cost is \$12 million. For a total investment in classrooms via the mini-building or option of \$45 million, in 2023 dollars.

The mini-building structure that is identified for five or six elementary schools, accomplishes several improvements: portables are replaced with a permanent structure and can therefore better control the environment (heating/ cooling), are footprint efficient, and are more appealing.

At the time of the committee study, the structures cost about \$6.5 million for construction and provide classroom space for about 960 students assuming 8 classrooms, two large-group work-spaces between classrooms, 1 small office area, and 1 large music room and 1 art room (and stairs and an elevator). The mini-building includes restrooms to code, of course.

Importantly, the classrooms are expected to accommodate a class size of 25-28 in designing the mini- buildings (about 900 square feet). This is the appropriate size for 4th and 5th grade classrooms. The district needs to ensure that 4th and 5th grade classes can be placed in most classrooms, the building would likely serve 4th and 5th grade classes, and the building is a 30-year structure that must be designed to accommodate future state policy decisions regarding class size. (21-22 students per classroom is assumed to calculate classroom capacity of a school overall, as some classrooms will serve fewer than 28 students.

However, building occupancy standards typically exceeds this number and a larger number for calculating capacity is possible.)⁵

Also, the original recommendation of the FAC was to build mini-buildings of 7 classrooms each at Pioneer and Centennial. The district ultimately built larger buildings at Pioneer and Centennial (10 classrooms instead of 7) based on new information that the building site can accommodate a larger building. Based on original class size estimates (I-1351) both Centennial and Pioneer need 8 and 9 classrooms respectively; a 7-classroom building was always smaller than was needed. At Centennial we originally anticipated needing to remove two portables in order to build the mini-building. At this time, the district must only remove 1 portable. Ultimately, the district can remove more, but as a policy decision, not as a requirement to build.

The new larger buildings ultimately cost \$1.3 million more than was budgeted. The district absorbed this cost via savings in the 3 elementary remodel projects.

Olympia High School: Reduce Reliance on Portables with a Permanent Building

While there are still many physical improvements that need to be made at Olympia High School (HS), one of the greatest needs that the Planning Advisory Committee (PAC) identified in 2010 is the replacement of 10 portables with permanent space. District informal guidelines target 1,800 students as the desired maximum enrollment that Olympia HS should serve. These 10 portables, while temporary capacity, are part of the high school's capacity for that many students. The PAC's recommendation was that these portables should be replaced with a new

permanent building. They considered some options with respect to the kinds of spaces that new permanent area should include:

1. Replicate the uses of the current portables in new permanent space.
2. Build new area that operates somewhat separate from the comprehensive HS to offer a new model.
3. Build new area that is complementary to the comprehensive high school, but a distinction from current educational model (if the current educational model has a high proportion of classrooms to specialized spaces), build new area with primarily specialized space following some of the themes the PAC considered for future learning environments, including:
 - a. Demonstrate a place for 21st century learning.
 - b. Retain students who are leaving for alternative programs at college or skills centers.
 - c. Partner with colleges to deliver advanced services.
 - d. Create a culture that equalizes the disparity between advanced students and those still needing remediation without holding either group back.
 - e. Create a social, networked and collaborative learning environment, assisted by assisted by personal mobile technology.
 - f. A place where students spend less of their time in classes, the remainder in small group and individual project work that contributes to earning course credits.
 - g. All grades, multi grade classes.
 - h. Art and science blend.
 - i. Convert traditional shops to more contemporary educational programs, environmental science, CAD/CNC manufacturing, health careers, biotechnology, material science, green economy/ energy & waste, etc.
 - j. More informal learning space for work done on computers by small teams and individuals.
 - k. Collaborative planning spaces, small conference rooms with smart boards.
 - l. A higher percentage of specialized spaces to classroom/ seminar spaces.
 - m. Focus on labs (research), studios (create) and shops (build) learn core subjects through projects in these spaces. (cross-credit for core subjects).
 - n. Blend with the tech center building and curriculum.
 - o. Consider the integration of specialized “elective” spaces with general education. All teachers contribute to an integrated curriculum.
 - p. Provide a greater proportion of area in the school for individual and small group project work.
 - q. Support deep exploration of subjects and crafting rich material and media, support inquiry and creativity.

Music and science Programs are strong draws to Olympia High School, which also offers an Advanced Placement curriculum. Conversation with school leaders found support for the idea of including more specialized spaces in the new building. Some of the suggested programs include:

- More science, green building, energy systems, environmental sciences.

- Material sciences and engineering.
- Art/ technology integration, music, dance, recording.
- Stage theater, digital entertainment.
- Need a place for workshops, presentations, poetry out loud.

An idea that garnered support was to combine the development of a new building with the spaces in the school's Tech Building, a relatively new building on campus, detached from the rest of the school. The Tech Building serves sports medicine, health career technician, biotechnology and microbiology. It also has a wood shop that is used only two periods per day and an auto shop that is not used all day so alternative uses of those spaces should be considered.

Enrollment projections show that Olympia High School could exceed 1,800 students by more than 400 students later in the 15-year planning horizon. A new building could serve alternative schedules. Morning and afternoon sessions would double the number of students served by the building. A hybrid online arrangement could serve more students in the Olympia HS enrollment area without needing to serve more than 1,800 students on site at any given time.

If the combination of the Tech Building and this new addition was operated somewhat autonomously from the comprehensive high school, alternative education models could be implemented that would draw disaffected students back into learning in ways that engage them through more “hands on” experiential education.

2020 Update: The district has ultimately designed the addition of 21 classrooms at OHS distributed in 3 areas of the campus: a classroom addition in the space between Hall 4 and the cafeteria; a classroom addition in between Hall 2 and the Industrial Arts building; and, a classroom addition adjacent to the cafeteria and commons. This series of additions will give the campus more security by eliminating “walk-throughs” of the campus, house the new science labs near the current science wing, locate a new music classroom near the other music classrooms, and add classrooms near the commons permitting a restructuring of access to the school by incorporating a vestibule.



Capital High School Modernization and STEM Pathway

Capital High School has received three major phases of improvements over the last 15 years, but more improvements remain, particularly on the exterior of the building. The majority of the finishes on the exterior are from the original construction in 1975, 40 years ago. Most of the

interior spaces and systems have seen improvements made, but some changes for contemporary educational considerations can still bring improvement.

One of the primary educational considerations the Planning Advisory Committee (PAC) explored is driven by the creation of the new Jefferson Advanced Math and Science (JAMS) program, which is centered around Science, Technology, Engineering and Math (STEM) programs, and the need to provide a continuing pathway for STEM students in that program who will later attend Capital HS. Relatively small improvements can be made to Capital HS that relate to STEM education and also support Capital High School's International Baccalaureate (IB) focus as well.

The conversations with the PAC and leaders in the school focused on 21st century skills like creative problem solving, teamwork and communication. Proficiency with ever changing computer networking and communication/ media technologies were also discussed.

Offering an advanced program at the middle school was the impetus for the new JAMS program. Career and Technical Education (CTE) is changing at Capital HS to support STEM education and accommodate the students coming from Jefferson. Math and science at Capital HS would benefit from more integration. Contemporary CTE programs are transforming traditional shop programs like wood and metal shop into engineering, manufacturing and green building technologies. Employers are looking for graduates who can think critically and problem solve; mapping out the steps in a process and knowing how to receive a part, make their contribution and hand it off to the next step in fabrication. Employers want good people skills; collaborating and communicating well with others. Increasingly these skills will be applied working with colleagues in other countries and cultures. Global awareness will be important. JAMS at the middle school level, and STEM and IB at high school can be a good fit in this way.

The JAMS curriculum is a pathway into IB. The school is adjusting existing programs to accommodate IB programs. The JAMS program supports the Capital HS IB program through the advanced nature of the curriculum. 60 students are currently enrolled in IB and it was recently affirmed as a program the district would continue to support. The advanced nature of the JAMS program could increase enrollment in the Capital HS IB program. Leaders in the school intend that all students need to be part of this science/ math focus.

Capital High School is intentional about connecting to employers and to people from other cultures through distance learning. The district is working with Intel as a partner, bringing engineers in and having students move out to their site for visits and internships. Currently there is video conferencing in the Video Production Studio space. College courses can be brought into high school, concentrating on courses that are a pathway to higher education. The district is already partnering with universities on their engineering and humanities programs to provide university credits.

The development recommendation for Capital High School is to remodel the classroom pods to recreate the learning purpose in the center of each pod. The more mobile learning assistive

technologies like laptops and tablet computers, with full time access to a network of information and people to collaborate with are changing the way students can engage with the course material, their teachers and their peers. Further development is also recommended in the shops and adjacent media/ technology studios. The building area of these interior renovations is estimated to be 10% of the total building area.

Extensive renovation of the original exterior walls, windows, doors and roof areas that have not been recently improved is the other major component of this development recommendation.

The updates, as recommended, have been completed.

Build a Theater sized for the Student-body of Capital High School

In 2000 when Capital High School was partially remodeled, construction costs were escalating and a decision had to be made to address a too-small cafeteria and commons area. At the time, the available solution was to reduce the theater by 200 seats. As the school has grown, and will grow further in the next 10 years, the reduced-size theater is now too small for the school. The theater could not hold even one class of CHS students, and could barely hold an evening performance for the Jefferson or Thurgood Marshall Middle School orchestras, choirs or bands.

Remodeling the current theater was designed and priced. The cost of the remodel is as much as building a new theater and the remodeled theater would have several deficiencies. In order to remodel the theater, the roof would need to be raised and the commons reduced.)

Therefore, the administration recommended the construction of a new theater on the south side of the gyms. The new theater has 500 seats, 200 more than the original theater.



The new Performing Arts Center finished construction and welcomed students in September 2022.

Avanti High School

The remodel of Avanti High School is significantly finished, with administrative and final checks remaining to complete. More about how this project came about is in the next few paragraphs.

Through the master plan process in 2010 and 2015, the district affirmed the importance of Avanti High School and directed that the master plan includes options for the future of the school. Avanti had changed its intent to provide arts-based curriculum delivery with an entrepreneurial focus. Enrollment has typically remained between 160 to 180 students but may be increased to 300 students with greater outreach to middle school students in the district who may choose Avanti as an alternative to the comprehensive high schools, Olympia and Capital High Schools. The school appreciates its current location, close proximity to the arts and business community downtown and the partnership with Madison Elementary School.

The six main classrooms in the building were not well suited to the Avanti curriculum as it is developing, and hindered the growth of the school. The settings in the school should better reflect the disciplines being taught through “hands on” learning. The school integrates the arts as a way to learn academic basics. Avanti creates a different learning culture through personalizing education, focuses on depth over breadth, and teaches good habits of the heart and mind.

Students come together in seminars, so space was needed for “town hall” communication sessions. The auditorium did not work well for the town hall sessions as it was designed for presentations of information to an audience and the seating impedes audience participation—the school needs more options.

To implement the Avanti expansion, the administration offices and warehouse moved to the Knox 111 building on 111 Bethel Street SE.

Ten learning settings were identified as an appropriate compliment of spaces with the intent for them all to support teaching visual and performing arts:

11. Drama (writing plays, production)
12. Music/ recording studio (writing songs)
13. Dance (math/ rhythm)
14. Painting/ drawing
15. Three-dimensional art (physical & digital media, game design)
16. Photography/ video/ digital media (also support science & humanities)
17. Language Arts
18. Humanities
19. Math
20. Science

Additional support spaces: special needs, library, independent study, food service, collaborative study areas, administration/ counselors, community partnerships.

This development recommendation proposed that Avanti High School move into the entire old Knox Building, including the district warehouse space. Light renovation of the buildings would

create appropriate space of the kind and quality that the curriculum and culture of the school need.

The 2015 Facility Advisory Committee also supported the expansion of Avanti, regardless of whether or not the school would ultimately reduce enrollment pressure at Olympia or Capital High Schools.

The 2015 Master Plan assumption was to budget \$9.9 million to remodel the 2nd floor of the Avanti building, expanding Avanti by about 12 classrooms, with light improvements to the warehouse. As of 2024, due to escalation, the need for abatement, window repairs, solar ready rooftop, and temporary classrooms, construction costs were higher than anticipated. The total cost of the project is \$14.5 million.

Renovate Playfields to Improve Safety and Playability

Based on FAC support for improved fields and playgrounds, the district installed 2 turf fields and renovated an additional 8 fields. The cost was estimated at \$6.9 million. Specifically, the district recommended the following improvements:

- a. North Street field at OHS: renovate the field with installation of new sod. [As of 2019, the district proceeded with plans to install a turf field (with low level lighting and minor fencing, instead of sod. As of 2021 this field is complete.)]
- b. Henderson Street field at OHS: install a synthetic turf field, low level lighting and minor fencing. [As of 2019, the district proceeded with no plans to install turf.]
- c. Football/ soccer field at CHS: install a synthetic turf field, low level lighting and minor fencing.⁷ [Completed in 2018.]
- d. Jefferson, Thurgood Marshall and Reeves field: renovate the field with sod.[Jefferson and Reeves Fields are complete. Thurgood Marshall in progress Summer 2024]
- e. Lincoln: renovate the playfield with seed and improve the playground. [Completed.]
- f. Centennial, McLane and Roosevelt: renovate the fields with seed (after remodel of the buildings). [Roosevelt was completed in 2018] [McLane was completed in 2022] [Centennial was completed in 2019]

Invest in Electronic Key Systems to Limit Access to Schools and Instigate Lockdowns

The district recommended the investment of \$2 million in key systems across the district, targeting schools that have not been upgraded as part of a remodel.

Address Critical Small Works and HVAC or Energy- Improvement Projects

The district continues to pursue state of Washington energy grants for a portion of a total investment of \$8.5 million.

In addition, the small works projects are summarized below. The list represents the facilities projects that must be undertaken in the near future. While we have attempted to plan for a six-year small-works list, new items may be identified during the life of the CFP.

Improve and upgrade:

- Parking lots and paving at five schools. (Complete)
- Drainage controls, and/ or repair foundations at five schools/ sites. (Complete)
- Electrical service and new fire or intrusion alarm systems at four schools (Ongoing)
- Security cameras at multiple schools (Complete),
- Access controls at multiple schools and (Complete)
- Perimeter fencing at five schools. (Ongoing)
- Roofing at three locations (Complete)
- Install roof tie-off safety equipment at multiple sites (Future),
- Caulk and or paint and renovate siding at four sites. (Complete)
- Gutter systems at two schools.(Complete)
- Interior and classroom capital improvements at twelve sites. (Ongoing)
- Wiring and electrical systems at two sites. (Ongoing)

APPENDIX “D”

THURSTON COUNTY CAPITAL FACILITY PROJECTS WITHIN TUMWATER BOUNDARIES

Thurston County Capital Projects in the Tumwater UGA

Project Number (Accounting System)	Project Title	Project Phase*	Location	Funding Source	Prior Years Expenses**	2024	2025	2026	2027	2028	2029	6-Yr. Total	Future Years	Total Estimated Project Cost
				TOTAL	\$0.00	\$0.00						\$0.00		\$0.00

County Roads Fund CRF
Real Estate Excise Tax (REET) REET

FINANCIAL PLAN FOR GENERAL GOVERNMENTAL PROJECTS

[illegible]

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

Project	GENERAL GOVERNMENTAL PROJECTS	SOURCE	PRIOR YRS	6 YEAR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Enterprise Resource Planning Business System	GG CFP	\$ 1,850,048	\$ 1,160,000	\$ 580,000	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010,408
2	Public Works Facility	GG CFP, DEBT, GRANT	\$ 864,600	\$ 14,632,200	\$ 1,014,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 15,496,800
3	Emerging Projects	GG CFP, MPD, PIF	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000
4	Prairie Mitigation Land Acquisition	DEBT, GRANT	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
5	Deschutes Valley Trail	GRANT, MPD, PIF	\$ 3,550,000	\$ 16,800,000	\$ 3,300,000	\$ 4,500,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,350,000
6	Isabella Bush Park Development	PIF	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000
7	Trails End Park	MPD	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000
8	South Tumwater Neighborhood Park	MPD	\$ -	\$ 1,450,000	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,450,000
9	Open Space / Park Land Acquisition	MPD	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
10	SW Neighborhood Park	MPD	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
11	Community Center	MPD, DEBT	\$ 225,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,225,000
12	Community Garden Program	MPD	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
13	Historic District Improvements	MPD	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
14	Parks Commission Funding	GG CFP	\$ -	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 120,000
15	Historic Commission Funding	GG CFP	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000
16	Golf Course Parking Lot Resurfacing	GG CFP, GRANT	\$ 75,000	\$ 740,000	\$ 740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
17	Golf Range Building Replacement	GG CFP, GRANT, PIF	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
18	Golf Restaurant Upgrade	GG CFP	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000
19	Golf Course Maintenance Shop Stormwater Improvements	GG CFP, GRANT	\$ -	\$ 240,000	\$ 60,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
20	Golf Course Stockpile Covers	GG CFP	\$ -	\$ 320,000	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000
21	Golf Course Fueling Station Renovation	GG CFP, GRANT	\$ -	\$ 500,000	\$ 290,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
22	City Hall Campus Facilities Initiative	GG CFP, DEBT, PIF	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 300,000	\$ 3,550,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000
23	Solar Panel Installation	GG CFP, GRANT	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
24	WSDOT Olympic Region Property	GRANT	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
25	Fire Engine Replacement Program	LLL	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,750,000
26	Station T-2 Improvements	DEBT, OTHER	\$ 150,000	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
27	Fire Station 3	GG CFP	\$ -	\$ 600,000	\$ -	\$ 100,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 8,000,000	\$ 8,600,000
28	ARFF / Brush Truck	GG CFP, OTHER	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
29	Animal Services - Control Facility	DEBT	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
30	Old Brewhouse Tower Rehabilitation	GRANT, DONATION	\$ 2,975,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 18,000,000
31	Brewery Open Space Acquisition	GRANT	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
32	Investment Grade Audit Efficiency Improvements	GG CFP, GRANT	\$ -	\$ 2,400,000	\$ -	\$ 2,250,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 2,400,000
33	Solar and Battery Storage	GG CFP, GRANT	\$ 79,600	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,289,600
34	Fleet Electric Vehicle Charging Stations	GG CFP, GRANT	\$ -	\$ 415,000	\$ -	\$ 100,000	\$ 65,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 415,000
35	Deschutes Valley Boiler Building Demolition	GRANT	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000

2031 Ending Fund Balance	\$	398,863
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CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-01

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-02

PROGRAM TITLE: Public Works Facility

PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 to 30 years. Expenses and sources shown are for General Fund only, see Water, Sewer, and Storm for portions associated with those funds. Grant funding is from a Legislative Capitol Budget allocation.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

Tumwater Civic Center Master Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-03

PROGRAM TITLE: Emerging Projects

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000	-	1,500,000
TOTAL EXPENSES	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Other	-	400,000	100,000	100,000	100,000	100,000	-	-	-	400,000
Total Outside Sources	\$ -	\$ 1,300,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,300,000
Use of Fund Balance	-	200,000	-	-	-	-	100,000	100,000	-	200,000
TOTAL SOURCES	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-04

PROGRAM TITLE: Prairie Mitigation Land Acquisition

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Habitat Conservation Plan (Draft)

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	18,000,000	-	18,000,000	-	-	-	-	-	18,000,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other (debt service)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
Outside Sources of Funds:										
Grants	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Loan/Debt Financed	-	12,000,000	-	12,000,000	-	-	-	-	-	12,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	4,000,000	-	4,000,000	-	-	-	-	-	4,000,000
Total Outside Sources	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-05

PROGRAM TITLE: Deschutes Valley Trail

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

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

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-06

PROGRAM TITLE: Isabella Bush Park Development

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Parks Recreation & Open Space Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-07

PROGRAM TITLE: Trails End Park

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Parks, Recreation and Open Space Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-08

PROGRAM TITLE: South Tumwater Neighborhood Park

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: MPD; Park Recr & Open Space Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-09

PROGRAM TITLE: Open Space / Park Land Acquisition

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

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

FINANCIAL DATA

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

2025 Notes

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-10

PROGRAM TITLE: SW Neighborhood Park

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

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

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-11

PROGRAM TITLE: Community Center

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: MPD; Park, Recreation and Open Space Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-12

PROGRAM TITLE: Community Garden Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-13

PROGRAM TITLE: Historic District Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-14

PROGRAM TITLE: Parks Commission Funding

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-15

PROGRAM TITLE: Historic Commission Funding

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-16

PROGRAM TITLE: Golf Course Parking Lot Resurfacing

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN: Park Recreation & Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 75,000	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	650,000	650,000	-	-	-	-	-	-	650,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 75,000	\$ 740,000	\$ 740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
Outside Sources of Funds:										
Grants	\$ 24,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 24,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000
Use of Fund Balance	51,000	671,000	671,000	-	-	-	-	-	-	722,000
TOTAL SOURCES	\$ 75,000	\$ 740,000	\$ 740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-17

PROGRAM TITLE: Golf Range Building Replacement

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	400,000	400,000	-	-	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	20,000	250,000	250,000	-	-	-	-	-	-	270,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	60,000	-	-	-	-	-	-	60,000
Total Outside Sources	\$ 20,000	\$ 310,000	\$ 310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
Use of Fund Balance	-	90,000	90,000	-	-	-	-	-	-	90,000
TOTAL SOURCES	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-18

PROGRAM TITLE: Golf Restaurant Upgrade

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-19

PROGRAM TITLE: Golf Course Maintenance Shop Stormwater Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: NPDES Permit

PAGE# 21

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-20

PROGRAM TITLE: Golf Course Stockpile Covers

PROGRAM DESCRIPTION:

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

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

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-21

PROGRAM TITLE: Golf Course Fueling Station Renovation

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-22

PROGRAM TITLE: City Hall Campus Facilities Initiative

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,000,000	-	-	-	3,350,000	-	650,000	-	4,000,000
Equipment	-	200,000	-	-	-	200,000	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 300,000	\$ 3,550,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	2,922,500	-	-	233,750	2,688,750	-	-	-	2,922,500
Impact/FILO Fees	-	927,500	-	-	66,250	861,250	-	-	-	927,500
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 3,850,000	\$ -	\$ -	\$ 300,000	\$ 3,550,000	\$ -	\$ -	\$ -	\$ 3,850,000
Use of Fund Balance	-	650,000	-	-	-	-	-	650,000	-	650,000
TOTAL SOURCES	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 300,000	\$ 3,550,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-23

PROGRAM TITLE: Solar Panel Installation

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-24

PROGRAM TITLE: WSDOT Olympic Region Property

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-25

PROGRAM TITLE: Fire Engine Replacement Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: FD Master Plan / Emer Svcs LLL

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-26

PROGRAM TITLE: Station T-2 Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-27

PROGRAM TITLE: Fire Station 3

PROGRAM DESCRIPTION:

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

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

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-28

PROGRAM TITLE: ARFF / Brush Truck

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-29

PROGRAM TITLE: Animal Services - Control Facility

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-30

PROGRAM TITLE: Old Brewhouse Tower Rehabilitation

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-31

PROGRAM TITLE: Brewery Open Space Acquisition

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Park and Recreation (Facilities)
PROJECT NO.
NEW: No
PRIOR:

GG-32

PROGRAM TITLE: Investment Grade Audit Efficiency Improvements

PROGRAM DESCRIPTION:

This project includes implementation of recommendations prescribed in the Investment Grade Audit of City Facilities with the intent to increase efficiency thereby lowering greenhouse gas emissions. This project will be phased based on fund availability. Example projects include retrocommissioning of building automations systems, LED lighting conversions, HVAC upgrades and replacement, water heater replacement, irrigation system upgrades, and appliance upgrades.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Investment Grade Audit

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	2,400,000	-	2,250,000	-	150,000	-	-	-	2,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 2,400,000	\$ -	\$ 2,250,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 2,400,000
Outside Sources of Funds:										
Grants	\$ -	\$ 680,000	\$ -	\$ 530,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 680,000
Loan/Debt Financed	-	1,000,000	-	1,000,000	-	-	-	-	-	1,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 1,680,000	\$ -	\$ 1,530,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 1,680,000
Use of Fund Balance	-	720,000	-	720,000	-	-	-	-	-	720,000
TOTAL SOURCES	\$ -	\$ 2,400,000	\$ -	\$ 2,250,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 2,400,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Park and Recreation (Facilities)
PROJECT NO.
NEW: No
PRIOR:

GG-33

PROGRAM TITLE: Solar and Battery Storage

PROGRAM DESCRIPTION:

This project includes installing solar and battery energy storage on City facilities including City Hall (110 kw solar array, 889 kWh storage, 8-hour winter resiliency window, 32.5% emission reduction, \$13,366 annual enegry savings), the Library (126 kw solar array, 880 kWh storage, 10-hour winter resiliency window, 69.3% emission reduction, \$11,964 annual enegry savings), Fire Station T1 (92.88 kw solar array, 516 kWh storage, 18-hour winter resiliency window, 1,436 tons of carbon emissions reduction over life of system, \$10,465 annual enegry savings), and Fire Station T2 (43.20 kw solar array, 143 kWh storage, 39-hour winter resiliency window, 599 tons of carbon emissions reduction over system lifetime, \$4,261 annual enegry savings),

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Thurston Climate Mitigation Plan PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 79,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,600
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	5,210,000	-	3,000,000	1,360,000	850,000	-	-	-	5,210,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 79,600	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,289,600
Outside Sources of Funds:										
Grants	\$ -	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,210,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,210,000
Use of Fund Balance	79,600	-	-	-	-	-	-	-	-	79,600
TOTAL SOURCES	\$ 79,600	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,289,600

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Park and Recreation (Facilities)
PROJECT NO.
NEW: No
PRIOR:

GG-34

PROGRAM TITLE: Fleet Electric Vehicle Charging Stations

PROGRAM DESCRIPTION:

Adding addition level 2 and DC Fast Charging stations for future fleet electrification. Adding 7 Level 2 dual-port chargers in 2027, 1 dual-port Level 2 in 2028, and then 2 dual-port Level 2 and one DC Fast Charger in 2029. Costs are estimates based on past costs and DES charger contract costs.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Tumwater Purchasing Policy Manual

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	295,000	-	30,000	45,000	220,000	-	-	-	295,000
Equipment	-	120,000	-	70,000	20,000	30,000	-	-	-	120,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 415,000	\$ -	\$ 100,000	\$ 65,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 415,000
Outside Sources of Funds:										
Grants	\$ -	\$ 150,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 150,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	265,000	-	50,000	15,000	200,000	-	-	-	265,000
Total Outside Sources	\$ -	\$ 415,000	\$ -	\$ 100,000	\$ 65,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 415,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 415,000	\$ -	\$ 100,000	\$ 65,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 415,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-35

PROGRAM TITLE: Deschutes Valley Boiler Building Demolition

PROGRAM DESCRIPTION:

The project consists of the abatement of hazardous materials, demolition, and site restoration for the boiler building and attached overhead pipe structure at the recently acquired Deschutes Valley Property.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	610,000	-	610,000	-	-	-	-	-	610,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000
Outside Sources of Funds:										
Grants	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000

FINANCIAL PLAN FOR TRANSPORTATION PROJECTS

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

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

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

2031 Ending Fund Balance \$ 513,659

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-01

PROGRAM TITLE: Pavement Maintenance Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Strategic Plan & TBD Ordinance

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PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-02

PROGRAM TITLE: Multimodal Improvements and Traffic Calming Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

ADA Transition Plan, Transportation Plan, TIP

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-03

PROGRAM TITLE: Safe Routes to School Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-04

PROGRAM TITLE: Emerging Projects

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transportation Plan, TIP

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-05

PROGRAM TITLE: Bridge Maintenance Program

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-06

PROGRAM TITLE: Brewery District Plan Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Brewery District Plan

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PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-07

PROGRAM TITLE: E Street Connection

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transportation Plan / Brewery District Plan

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-08

PROGRAM TITLE: Tumwater Boulevard Interchange

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transportation Master Plan

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-09

PROGRAM TITLE: Capitol Boulevard Corridor

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Capitol Blvd Corridor Plan

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-10

PROGRAM TITLE: X Street Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Capitol Blvd Corridor Plan

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-11

PROGRAM TITLE: Capitol Boulevard and Dennis Street Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-12

PROGRAM TITLE: Old Highway 99 Corridor

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Old 99 Corridor Study, Transpo Master Plan

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-13

PROGRAM TITLE: Old Highway 99 and 79th Avenue Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transpo Plan, TIP, Old Hwy 99 Corridor Study

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FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-14

PROGRAM TITLE: Old Highway 99 and Henderson Boulevard Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Transpo Plan, TIP, Old Hwy 99 Corridor Study

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-15

PROGRAM TITLE: Percival Creek Fish Passage Barrier Removal Project

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-16

PROGRAM TITLE: Mottman Road Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-17

PROGRAM TITLE: 2nd Avenue Pedestrian and Bike Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-18

PROGRAM TITLE: 93rd Ave Interchange Study

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-19

PROGRAM TITLE: Henderson Boulevard - 58th Avenue to Bridge

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-20

PROGRAM TITLE: Capitol Blvd Median and Streetscape Reconstruction

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-21

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

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-22

PROGRAM TITLE: Tumwater Blvd and Henderson Blvd Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-23

PROGRAM TITLE: Somerset Hill Culvert Replacement

PROGRAM DESCRIPTION:

Replace existing culvert with Bridge

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-24

PROGRAM TITLE: 93rd Ave Tigerlilly to City Limits

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-25

PROGRAM TITLE: 93rd Ave and Case Rd Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Transportation Master Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-26

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

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Transportation Master Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-27

PROGRAM TITLE: Unspecified Planning Document Transportation Improvements

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Transportation Master Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

R-01

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

Capitol Blvd Corridor Plan

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

R-02

PROGRAM TITLE: Bishop Road Extension

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY? No

PLAN:

PAGE#

FINANCIAL DATA

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

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

R-03

PROGRAM TITLE: Littlerock Rd and 77th Way Roundabout

PROGRAM DESCRIPTION:

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

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

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

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

FINANCIAL PLAN FOR THE WATER FUND

NEW
NEW

PROJECT	PROJECT NAME	DEPT	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Water Rights Acquisition	WRS	\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
2	Brewery Wellfield - Water Production Infrastructure	WRS	\$ 12,900,000	\$ 2,775,000	\$ 7,625,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 14,230,000
3	Brewery Wellfield - Abandon Existing Wells	WRS	\$ 2,100,000	\$ -	\$ 850,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
4	Emerging Projects / Oversizing	WRS	\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 400,000
5	Water Main Replacement and Extension Program	TED	\$ 1,865,000	\$ -	\$ 105,000	\$ 775,000	\$ 105,000	\$ 775,000	\$ 105,000	\$ -	\$ 1,865,000
6	Well 15 Improvements	WRS	\$ 1,480,000	\$ 1,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,480,000
7	Public Works Facility (2025 Update)	TED	\$ 13,196,200	\$ 863,847	\$ 8,822,357	\$ 3,509,996	\$ -	\$ -	\$ -	\$ -	\$ 14,060,800
8	Southeast Reservoir & System Extension	TED	\$ 18,200,000	\$ 200,000	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700,000
9	Enterprise Resource Planning Business System	FIN	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
10	Water Comprehensive Plan Update	WRS	\$ 350,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ -	\$ 350,000
11	Capitol Blvd and X St Watermain	TED	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
12	Seismic Resilience	WRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
13	Bush Wellfield Deep Monitoring Wells	WRS	\$ 115,000	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
14	454 Zone Booster Pump Station Improvement	WRS	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
TOTAL CAPITAL PROJECT EXPENSES			\$ 53,824,533	\$ 7,180,514	\$ 35,874,024	\$ 9,134,996	\$ 305,000	\$ 1,025,000	\$ 305,000	\$ 100,000	\$ 58,057,475
SOURCE OF FUNDS:			General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Operating Income	\$ 5,645,100	\$ 2,074,000	\$ 905,550	\$ 1,501,550	\$ 174,500	\$ 815,000	\$ 174,500	\$ 75,000
			Connections	\$ 5,864,433	\$ 2,352,667	\$ 1,319,217	\$ 1,721,550	\$ 130,500	\$ 210,000	\$ 130,500	\$ 25,000
			Revenue Bonds / Loan	\$ 41,000,000	\$ 11,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SOURCES			\$ 52,509,533	\$ 15,426,667	\$ 32,224,767	\$ 3,223,100	\$ 305,000	\$ 1,025,000	\$ 305,000	\$ 100,000	\$ 52,609,533

SIX YEAR FINANCIAL FORECAST

WATER FUND			2025	2026	2027	2028	2029	2030	2031		2025-2031
	BEGINNING FUND BALANCE		\$ 9,499,698	\$ 9,755,071	\$ 14,925,945	\$ 10,307,531	\$ 888,111	\$ 806,509	\$ 709,042		\$ 9,755,071
	OPERATING INCOME	Charges for Services (Rates & Utility Tax)	\$ 6,663,798	\$ 7,130,264	\$ 7,914,593	\$ 8,706,053	\$ 9,446,067	\$ 10,390,674	\$ 10,858,254		\$ 54,445,904
		Misc. Revenues	\$ 115,000	\$ 116,725	\$ 118,476	\$ 120,253	\$ 122,057	\$ 123,888	\$ 125,746		\$ 727,144
	OPERATING INCOME SUBTOTAL		\$ 6,778,798	\$ 7,246,989	\$ 8,033,069	\$ 8,826,306	\$ 9,568,124	\$ 10,514,561	\$ 10,984,000		\$ 55,173,049
	MISC REVENUE(S)	Connection Charges	\$ 605,701	\$ 965,545	\$ 1,004,167	\$ 774,917	\$ 798,165	\$ 822,110	\$ 854,994		\$ 5,219,898
		DEBT Proceeds (Bonds , Loans, Etc.)	\$ -	\$ 11,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -		\$ 41,000,000
	TOTAL REVENUES		\$ 16,884,197	\$ 28,967,605	\$ 53,963,181	\$ 19,908,754	\$ 11,254,400	\$ 12,143,180	\$ 12,548,036		\$ 111,148,018
	EXPENDITURES	O & M (including Administration)	\$ 6,629,126	\$ 6,861,146	\$ 7,101,286	\$ 7,349,831	\$ 7,607,075	\$ 7,873,323	\$ 8,148,889		\$ 44,941,549
		Debt Service	\$ -	\$ -	\$ 680,341	\$ 2,535,816	\$ 2,535,816	\$ 2,535,816	\$ 2,535,816		\$ 10,823,604
		Capital	\$ 500,000	\$ 7,180,514	\$ 35,874,024	\$ 9,134,996	\$ 305,000	\$ 1,025,000	\$ 305,000		\$ 53,824,533
TOTAL EXPENSES		\$ 7,129,126	\$ 14,041,660	\$ 43,655,650	\$ 19,020,643	\$ 10,447,891	\$ 11,434,138	\$ 10,989,705		\$ 109,589,686	
ENDING FUND BALANCE		\$ 9,755,071	\$ 14,925,945	\$ 10,307,531	\$ 888,111	\$ 806,509	\$ 709,042	\$ 1,558,331		\$ 1,558,331	
UTILITY RESERVE POLICY (20% O&M + Debt Service)		\$ 1,325,825	\$ 1,372,229	\$ 1,556,325	\$ 1,977,129	\$ 2,028,578	\$ 2,081,828	\$ 2,136,941			
Proposed Rate Increase		6.0%	5.5%	9.5%	8.5%	7.0%	8.5%	3.0%			
Proposed Connection Fee Increase		8.5%	9.0%	4.5%	3.0%	3.0%	3.0%	4.0%			

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-03

WA-1

PROGRAM TITLE: Water Rights Acquisition

PROGRAM DESCRIPTION:

This project reserves funding for the purchase and processing of existing water rights, as opportunities become available, to support system growth demands. While the timing of acquisitions is opportunity-dependent, larger reserves are allocated for earlier years to support known opportunities.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-3 GROWTH: 100%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W		\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
Sources of Funds:										
General Government		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connections		\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
Revenue Bonds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SOURCES	\$ -	\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO. 2017031
NEW: No
PRIOR: WA-05

WA-2

PROGRAM TITLE: Brewery Wellfield - Water Production Infrastructure

PROGRAM DESCRIPTION:

This project provides funding for the development of water production infrastructure necessary to put to beneficial use the water rights acquired from the former Brewery. Wells are expected to be drilled and tested beginning late 2025 through 2026. The treatment plant is anticipated to be designed and permitted in 2026 with construction completing in 2028.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-5 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 580,000	\$ 400,000	\$ 275,000	\$ 125,000						\$ 980,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 750,000	\$ 12,500,000	\$ 2,500,000	\$ 7,500,000	\$ 2,500,000					\$ 13,250,000
Equipment		\$ -								\$ -
Other (Debt Service)		\$ -								\$ -
TOTAL EXPENSES	\$ 1,330,000	\$ 12,900,000	\$ 2,775,000	\$ 7,625,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 14,230,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 266,000	\$ 180,000	\$ 180,000	\$ -						\$ 446,000
Connections	\$ 1,064,000	\$ 720,000	\$ 720,000	\$ -						\$ 1,784,000
Revenue Bonds		\$ 12,000,000		\$ 12,000,000						\$ 12,000,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ 1,330,000	\$ 12,900,000	\$ 900,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,230,000
		Debt Service:	\$ -	\$ -	\$ 742,190	\$ 742,190	\$ 742,190	\$ 742,190		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-07

WA-3

PROGRAM TITLE: Brewery Wellfield - Abandon Existing Wells

PROGRAM DESCRIPTION:

This project assumes that new wells will be developed as part of the Brewery Wellfield and the ~31 existing defunct wells will be decommissioned. The costs shown are 2/3 of the total cost, reflecting the ownership share with the City of Olympia (1/3 owner).

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-7 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 150,000		\$ 100,000	\$ 50,000					\$ 150,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,950,000		\$ 750,000	\$ 1,200,000					\$ 1,950,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 2,100,000	\$ -	\$ 850,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 420,000		\$ 170,000	\$ 250,000					\$ 420,000
Connections		\$ 1,680,000		\$ 680,000	\$ 1,000,000					\$ 1,680,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 2,100,000	\$ -	\$ 850,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.:
NEW: No
PRIOR: WA-04

WA-4

PROGRAM TITLE: Emerging Projects / Oversizing

PROGRAM DESCRIPTION:

This funding will be utilized to react to development projects by providing funds for such items as completing "loops" to increase flows, system redundancy, and oversizing costs. Could also be used to fund water line improvements and replacements within City street projects in order to avoid road cuts following road resurfacing.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# D-1 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 400,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 400,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 40,000	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 40,000
Connections		\$ 360,000	\$ 135,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 360,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 400,000
Debt Service:					\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-10

WA-5

PROGRAM TITLE: Water Main Replacement and Extension Program

PROGRAM DESCRIPTION:

This program aims to replace aging water mains and associated infrastructure in the system, including main replacements on roadways in coordination with other utility, road, or development projects that may not have been previously identified as specific replacement projects. Projects may be combined for efficiency and staffing workload, and not necessarily completed on an annual basis. Projects funded by this program shall be tracked for compliance with WA Department of Health requirements and integrated into the City's comprehensive plan updates.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# D-2 GROWTH: 10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 395,000		\$ 65,000	\$ 100,000	\$ 65,000	\$ 100,000	\$ 65,000		\$ 395,000
Land & R-O-W		\$ 170,000		\$ 40,000	\$ 25,000	\$ 40,000	\$ 25,000	\$ 40,000		\$ 170,000
Construction		\$ 1,300,000			\$ 650,000		\$ 650,000			\$ 1,300,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,865,000	\$ -	\$ 105,000	\$ 775,000	\$ 105,000	\$ 775,000	\$ 105,000	\$ -	\$ 1,865,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,678,500		\$ 94,500	\$ 697,500	\$ 94,500	\$ 697,500	\$ 94,500		\$ 1,678,500
Connections		\$ 186,500		\$ 10,500	\$ 77,500	\$ 10,500	\$ 77,500	\$ 10,500		\$ 186,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,865,000	\$ -	\$ 105,000	\$ 775,000	\$ 105,000	\$ 775,000	\$ 105,000	\$ -	\$ 1,865,000
Debt Service:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: NO
PRIOR:

WA-6

PROGRAM TITLE: Well 15 Improvements

PROGRAM DESCRIPTION:

Well #15 is the City's second largest producer, sited on property owned by the Port of Olympia through a perpetual easement. Infrastructure supporting, surrounding, and securing Well 15 is significantly below City standards for production sites. Recent corrosion control evaluations resulted in Well 15 being required by the Washington Department of Health (DOH) to increase corrosion control treatment by August 2026. Aeration treatment will raise the pH to 7.8 to 8.0 for water quality optimization. This project will also enhance site security and auxillary power, update infrastructure to current standard.

*Referenced by: 2020 Water System Plan / 2021 Homeland Security Assessment / 2023 Corrosion Control Memo / DOH Approval Letter

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Multiple* PAGE# GROWTH: 10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 230,000	\$ 230,000							\$ 230,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 800,000	\$ 800,000							\$ 800,000
Equipment		\$ 450,000	\$ 450,000							\$ 450,000
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,480,000	\$ 1,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,480,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,332,000	\$ 1,332,000							\$ 1,332,000
Connections		\$ 148,000	\$ 148,000							\$ 148,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,480,000	\$ 1,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,480,000
Debt Service:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: NO
PRIOR:

WA-7

PROGRAM TITLE: Public Works Facility (2025 Update)

PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years, debt service to be included in the budget. Expenses and sources shown below are for Water only.

Growth: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 660,000	\$ 180,000	\$ 180,000							\$ 840,000
Land & R-O-W	\$ 204,600	\$ (31,000)	\$ (31,000)							\$ 173,600
Construction		\$ 11,620,000	\$ 581,000	\$ 8,134,000	\$ 2,905,000					\$ 11,620,000
Equipment		\$ 420,000			\$ 420,000					\$ 420,000
Other (Arts & Mitigation)		\$ 1,007,200	\$ 133,847	\$ 688,357	\$ 184,996					\$ 1,007,200
TOTAL EXPENSES	\$ 864,600	\$ 13,196,200	\$ 863,847	\$ 8,822,357	\$ 3,509,996	\$ -	\$ -	\$ -	\$ -	\$ 14,060,800
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 432,300	\$ 1,098,100		\$ 549,050	\$ 549,050					\$ 1,530,400
Connections	\$ 432,300	\$ 1,098,100		\$ 549,050	\$ 549,050					\$ 1,530,400
Revenue Bonds		\$ 11,000,000	\$ 11,000,000							\$ 11,000,000
L.I.D.'s		\$ -								\$ -
TOTAL SOURCES	\$ 864,600	\$ 13,196,200	\$ 11,000,000	\$ 1,098,100	\$ 1,098,100	\$ -	\$ -	\$ -	\$ -	\$ 14,060,800
		Debt Service:	\$ -	\$ 680,341	\$ 680,341	\$ 680,341	\$ 680,341	\$ 680,341		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-13

WA-8

PROGRAM TITLE: Southeast Reservoir & System Extension

PROGRAM DESCRIPTION:

This project would design and construct a new 3.0 Million Gallon reservoir south of 93rd Avenue on property that has been previously acquired for this purpose. The project will also include the piping necessary to extend the City water system along 93rd Avenue to the reservoir from the Preserve development. Construction of the project is assumed to be funded with a revenue bond or Public Works Trust Fund Loan.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# M-9 GROWTH: 95%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 1,500,000	\$ 200,000	\$ 200,000							\$ 1,700,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 18,000,000		\$ 18,000,000						\$ 18,000,000
Equipment		\$ -								\$ -
debt service		\$ -								\$ -
TOTAL EXPENSES	\$ 1,500,000	\$ 18,200,000	\$ 200,000	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 75,000	\$ 10,000	\$ 10,000							\$ 85,000
Connections	\$ 1,425,000	\$ 190,000	\$ 190,000							\$ 1,615,000
Revenue Bonds		\$ 18,000,000		\$ 18,000,000						\$ 18,000,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ 1,500,000	\$ 18,200,000	\$ 200,000	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700,000
		Debt Service:	\$ -	\$ -	\$ 1,113,285	\$ 1,113,285	\$ 1,113,285	\$ 1,113,285		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-10

WA-9

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:

Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately \$2.6 million. Tyler Technology's, Eden program, is no longer supported and is being upgraded to MUNIS. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other (Software, etc.)	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
TOTAL EXPENSES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 304,507	\$ 174,000	\$ 87,000	\$ 87,000						\$ 478,507
Connections	\$ 33,834	\$ 19,333	\$ 9,667	\$ 9,667						\$ 53,167
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-10

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.:
NEW: No
PRIOR: WA-11

PROGRAM TITLE: Water Comprehensive Plan Update

PROGRAM DESCRIPTION:

The WA Department of Health (DOH) requires the City update the Water System Comprehensive Plan every ten years. The current plan, completed in 2021, will need to be updated and approved by DOH by November 2031. The Water Comp Plan update includes an assessment of water rights and production capacity, treatment needs, and distribution system. The report also reviews the City's wellhead protection, water conservation, and water quality programs, makes recommendations for capital improvements and ensures the City has financial resources to implement the plan and protect public health.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# M-9 GROWTH: 25%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 350,000				\$ 100,000	\$ 150,000	\$ 100,000		\$ 350,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ -	\$ 350,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 262,500				\$ 75,000	\$ 112,500	\$ 75,000		\$ 262,500
Connections		\$ 87,500				\$ 25,000	\$ 37,500	\$ 25,000		\$ 87,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ -	\$ 350,000
Debt Service:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO. T3041003
NEW: No
PRIOR: WA-12

WA-11

PROGRAM TITLE: Capitol Blvd and X St Watermain

PROGRAM DESCRIPTION:

This project will upsize existing 8-inch AC (asbestos cement) watermain along Capitol Blvd with 16-inch ductile iron pipe in conjunction with a Transportation Capital Facilities Plan project. Undersized cast iron watermain on X Street within project limits will also be replaced. Infrastructure upgrades along Capitol Blvd are consistent with seismic protection recommendations. Design is complete and right-of-way negotiations are underway. Construction is tentatively scheduled for construction in 2026.

IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water System Plan	PAGE#	GROWTH:	25%
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FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 100,000	\$ -								\$ 100,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 600,000	\$ 600,000							\$ 600,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 100,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 75,000	\$ 450,000	\$ 450,000							\$ 525,000
Connections	\$ 25,000	\$ 150,000	\$ 150,000							\$ 175,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 100,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR: WA-13

WA-12

PROGRAM TITLE: Seismic Resilience

PROGRAM DESCRIPTION:

Conduct a moderate seismic resiliency study to establish Level of Service goals for utility operation after a major seismic event, update geotechnical hazard maps, develop processes for facility structural resilience evaluations on critical structures and distribution systems, and prepare a critical interdependencies assessment. This project will result in the development of an implementation strategy, identifying all the recommendations for reducing vulnerabilities and mitigating risk for both water and sewer utilities. This is the Drinking Water Fund portion.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2021 Water System Plan PAGE# 7-14 GROWTH: 25%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 100,000	\$ 100,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ -							\$ 75,000	\$ 75,000
Connections		\$ -							\$ 25,000	\$ 25,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

WA-13

PROGRAM TITLE: Bush Wellfield Deep Monitoring Wells

PROGRAM DESCRIPTION:

Install 2 to 4 monitoring wells in the lower aquifer in the Bush Wellfield area to monitor water levels and water quality of the City's primary source aquifer to evaluate impacts from local water withdrawals, monitor seasonal fluctuations, overall water level trends, and collect water quality samples within the wellhead protection area.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 15,000	\$ 15,000							\$ 15,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 100,000		\$ 100,000						\$ 100,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 115,000	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 103,500	\$ 13,500	\$ 90,000						\$ 103,500
Connections		\$ 11,500	\$ 1,500	\$ 10,000						\$ 11,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 115,000	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Debt Service:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW:
PRIOR:

WA-14

PROJECT TITLE: 454 Zone Booster Pump Station Improvement

PROGRAM DESCRIPTION:

This project includes the repair/replacement of the 454 Zone Booster Pump Station including pumps, piping, controls and building. The overall condition of the steel piping, piping manifold and roof are poor and are in need of replacement.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH: 10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 200,000		\$ 200,000						\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,000,000			\$ 1,000,000					\$ 1,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,080,000		\$ 180,000	\$ 900,000					\$ 1,080,000
Connections		\$ 120,000		\$ 20,000	\$ 100,000					\$ 120,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
		Debt Service:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

FINANCIAL PLAN FOR THE SANITARY SEWER FUND

PROJECT	EXPENSES		6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
	Capital Projects:	LEAD									
1	Annual Sewer Infrastructure Replacement Program	TED/WRS	\$ 4,687,500	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ -	\$ 4,687,500
2	Oversizing Program	WRS	\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ -	\$ 975,000
3	Regional Pump Station	TED	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000
4	Old Highway 99 Extension: 79th Avenue to 88th Avenue	TED	\$ 225,000	\$ 15,000	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ 870,000	\$ 1,095,000
5	Public Works Facility (2025 Update)	TED	\$ 10,749,800	\$ 933,299	\$ 7,048,160	\$ 2,768,341	\$ -	\$ -	\$ -	\$ -	\$ 11,195,200
6	Streamland Estates Lift Station	TED	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,000
7	Lloyd Street Lift Station	TED	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,000
8	Sewer Extension Program	WRS/TED	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000
9	Comprehensive Plan Review/Update	WRS	\$ 460,000	\$ 425,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
10	Enterprise Resource Planning Business System	FIN	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
11	I-5 Sanitary Sewermain Crossing Assessment	WRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Capitol Blvd and X St Sewer	TED	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
13	Seismic Resiliency Plan	WRS	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
14	Kimmie Street Lift Station	TED	\$ 717,500	\$ 62,500	\$ 155,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 717,500
15	Hixon Siphon Evaluation	WRS	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
TOTAL EXPENSES			\$ 28,723,133	\$ 4,013,716	\$ 14,206,077	\$ 6,634,591	\$ 1,731,250	\$ 431,250	\$ 1,706,250	\$ 870,000	\$ 30,546,875
SOURCES OF FUNDS:			General Governmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Operating Income	\$ 8,515,005	\$ 1,160,688	\$ 1,722,938	\$ 2,421,067	\$ 1,508,438	\$ 255,938	\$ 1,445,938	\$ 8,602,005
			Connections	\$ 6,958,129	\$ 1,244,729	\$ 1,019,979	\$ 4,034,983	\$ 222,813	\$ 175,313	\$ 260,313	\$ 7,741,129
			Other (Bonds/Loans/LID)	\$ 13,250,000	\$ 1,608,299	\$ 11,463,160	\$ 178,541	\$ -	\$ -	\$ -	\$ 13,250,000
TOTAL SOURCES			\$ 28,723,133	\$ 4,013,716	\$ 14,206,077	\$ 6,634,591	\$ 1,731,250	\$ 431,250	\$ 1,706,250	\$ 870,000	\$ 29,593,133

SIX YEAR FINANCIAL FORECAST

SEWER FUND			2025	2026	2027	2028	2029	2030	2031		2025-2031
	BEGINNING FUND BALANCE		\$ 12,036,870	\$ 9,553,412	\$ 7,929,683	\$ 8,442,904	\$ 2,594,016	\$ 1,457,240	\$ 1,848,374		\$ 12,036,870
	REVENUES	Charges for Service (Rates & Utility Tax)	\$ 3,560,005	\$ 3,848,276	\$ 4,218,480	\$ 4,555,790	\$ 4,892,326	\$ 5,213,996	\$ 5,503,894		\$ 28,232,762
		Misc. revenues	\$ 400,000	\$ 406,000	\$ 2,612,090	\$ 418,271	\$ 424,545	\$ 430,914	\$ 437,377		\$ 4,729,198
		OPERATING INCOME	\$ 3,960,005	\$ 4,254,276	\$ 6,830,570	\$ 4,974,061	\$ 5,316,871	\$ 5,644,910	\$ 5,941,272		\$ 32,961,960
		LOTT (Pass Thru incl. CDC)	\$ 7,134,400	\$ 7,348,432	\$ 7,568,885	\$ 7,795,952	\$ 8,029,830	\$ 8,270,725	\$ 8,518,847		\$ 47,532,670
		Interfund Payment (P&I) - Golf Course	\$ 167,500	\$ 182,139	\$ 174,819	\$ -	\$ -	\$ -	\$ -		\$ 356,958
		Connection & Development Fees	\$ 443,352	\$ 468,002	\$ 517,774	\$ 567,584	\$ 622,186	\$ 682,040	\$ 726,884		\$ 3,584,472
		Other (LID, Loans)	\$ -	\$ 1,608,299	\$ 11,463,160	\$ 178,541	\$ -	\$ -	\$ -		\$ 13,250,000
		TOTAL REVENUE	\$ 11,705,257	\$ 13,861,148	\$ 26,555,209	\$ 13,516,138	\$ 13,968,887	\$ 14,597,675	\$ 15,187,003		\$ 97,686,060
	EXPENSES	O & M (including Administration)	\$ 3,983,314	\$ 4,122,730	\$ 4,267,026	\$ 4,416,371	\$ 4,570,944	\$ 4,730,927	\$ 4,896,510		\$ 27,004,509
		Debt Service	\$ -	\$ -	\$ -	\$ 518,112	\$ 773,639	\$ 773,639	\$ 773,639		\$ 2,839,028
		Capital	\$ 3,071,000	\$ 4,013,716	\$ 14,206,077	\$ 6,634,591	\$ 1,731,250	\$ 431,250	\$ 1,706,250		\$ 28,723,133
		LOTT (Pass Thru incl. CDC)	\$ 7,134,400	\$ 7,348,432	\$ 7,568,885	\$ 7,795,952	\$ 8,029,830	\$ 8,270,725	\$ 8,518,847		\$ 47,532,670
	TOTAL EXPENSE		\$ 14,188,714	\$ 15,484,878	\$ 26,041,987	\$ 19,365,026	\$ 15,105,663	\$ 14,206,541	\$ 15,895,245		\$ 106,099,341
	ENDING FUND BALANCE		\$ 9,553,412	\$ 7,929,683	\$ 8,442,904	\$ 2,594,016	\$ 1,457,240	\$ 1,848,374	\$ 1,140,132		\$ 3,623,589
	Utility Reserve Policy (20% O&M + Debt Service)		\$ 796,663	\$ 824,546	\$ 853,405	\$ 1,401,386	\$ 1,687,828	\$ 1,719,824	\$ 1,752,941		
	Rate Increases		7.0%	6.5%	8.0%	6.4%	5.8%	5.0%	4.0%		
	Connection Fee Increases		4.0%	4.0%	9.0%	8.0%	8.0%	8.0%	5.0%		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-01

PROGRAM TITLE: Annual Sewer Infrastructure Replacement Program

PROGRAM DESCRIPTION:

This project provides for the systematic rehabilitation of aging sanitary sewer lines in various areas of the City. The funding demonstrates an initial planning project to evaluate and define projects to be completed. A prioritized list of projects include Tumwater Hill (2026/2027) to address aging infrastructure and I&I concerns, and the Capitol Blvd and Palermo areas (2028/2029) to replace mains containing asbestos concrete installed approximately 65 years ago. 2029+ project(s) to be determined. The actual construction method will be based on the characteristics of the individual replacements.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 5%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 937,500	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250		\$ 937,500
Land & R-O-W										
Construction		\$ 3,750,000		\$ 1,250,000		\$ 1,250,000		\$ 1,250,000		\$ 3,750,000
Equipment										
Other										
TOTAL EXPENSES	\$ -	\$ 4,687,500	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ -	\$ 4,687,500
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 4,453,125	\$ 148,438	\$ 1,335,938	\$ 148,438	\$ 1,335,938	\$ 148,438	\$ 1,335,938		\$ 4,453,125
Connections		\$ 234,375	\$ 7,813	\$ 70,313	\$ 7,813	\$ 70,313	\$ 7,813	\$ 70,313		\$ 234,375
Other (Rev Bonds/Loans/LID)										
TOTAL SOURCES	\$ -	\$ 4,687,500	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ -	\$ 4,687,500

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-02

PROGRAM TITLE: Oversizing Program

PROGRAM DESCRIPTION:

The City will participate in the funding for projects identified in the Sanitary Sewer Comprehensive Plan to the extent the sewers are constructed as "oversized" relative to the needs of the participating development. The oversizing costs shall be the incremental cost above the cost required to install an 8-inch line. Oversizing will only be funded for those projects where the diameter of pipe required is larger than the capacity needs of the development, exceeding 8-inches.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-1 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design										\$ -
Land & R-O-W										\$ -
Construction		\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000		\$ 975,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ -	\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ -	\$ 975,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 97,500	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 17,500	\$ 20,000		\$ 97,500
Connections		\$ 877,500	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 157,500	\$ 180,000		\$ 877,500
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ -	\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ -	\$ 975,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-03

PROGRAM TITLE: Regional Pump Station

PROGRAM DESCRIPTION:

This project would fund the construction of a regional pump station in one of the growth areas of the City. City funding of the station would be to prevent the development of on-site community septic systems in areas of small developments where the construction of a regional station isn't financially feasible. Location and timing of the project would be determined based on development activity.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-1 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 300,000		\$ 300,000						\$ 300,000
Land & R-O-W		\$ 350,000		\$ 350,000						\$ 350,000
Construction		\$ 2,250,000			\$ 2,250,000					\$ 2,250,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ -	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 290,000		\$ 65,000	\$ 225,000					\$ 290,000
Connections		\$ 2,610,000		\$ 585,000	\$ 2,025,000					\$ 2,610,000
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ -	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-04

PROGRAM TITLE: Old Highway 99 Extension: 79th Avenue to 88th Avenue

PROGRAM DESCRIPTION:

This project would fund the construction of the sewer infrastructure to serve the southeast area of the City. Timing of the project is dependent on development activity. The first phase shown in this CFP extends watermain through the limits of the Old Hwy 99 and 79th Ave Roundabout project.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 6-24 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 15,000	\$ 15,000						\$ 70,000	\$ 85,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 210,000			\$ 210,000				\$ 800,000	\$ 1,010,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 225,000	\$ 15,000	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ 870,000	\$ 1,095,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 22,500	\$ 1,500		\$ 21,000				\$ 87,000	\$ 109,500
Connections		\$ 202,500	\$ 13,500		\$ 189,000				\$ 783,000	\$ 985,500
Other (Rev Bonds/Loans/LID)		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 225,000	\$ 15,000	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ 870,000	\$ 1,095,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO. 2016025
NEW: No
PRIOR:

SS-05

PROGRAM TITLE: Public Works Facility (2025 Update)

PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years for Water and Storm. Expenses and sources shown here are for Sanitary Sewer only.

Growth: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 340,000	\$ 320,000	\$ 320,000							\$ 660,000
Land & R-O-W	\$ 105,400	\$ 31,000	\$ 31,000							\$ 136,400
Construction		\$ 9,130,000	\$ 456,500	\$ 6,391,000	\$ 2,282,500					\$ 9,130,000
Equipment		\$ 330,000			\$ 330,000					\$ 330,000
Other (Arts/Mitigation)		\$ 938,800	\$ 125,799	\$ 657,160	\$ 155,841					\$ 938,800
TOTAL EXPENSES	\$ 445,400	\$ 10,749,800	\$ 933,299	\$ 7,048,160	\$ 2,768,341	\$ -	\$ -	\$ -	\$ -	\$ 11,195,200
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 222,700	\$ 1,365,630			\$ 1,365,630					\$ 1,588,330
Connections	\$ 222,700	\$ 1,384,170			\$ 1,384,170					\$ 1,606,870
Other (Rev Bonds/Loans/LID)		\$ 8,000,000	\$ 933,299	\$ 7,048,160	\$ 18,541					\$ 8,000,000
TOTAL SOURCES	\$ 445,400	\$ 10,749,800	\$ 933,299	\$ 7,048,160	\$ 2,768,341	\$ -	\$ -	\$ -	\$ -	\$ 11,195,200
		DEBT SERVICE:	\$ -	\$ -	\$ 518,112.12	\$ 518,112.12	\$ 518,112.12	\$ 518,112.12		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-06

PROGRAM TITLE: Streamland Estates Lift Station

PROGRAM DESCRIPTION:

Project will upgrade the Streamland Estates lift station to account for modeled deficiencies to accommodate growth in the system. The existing system has an oversized wet well; upgrades include new pumps, valves piping, generator, control panel, automatic transfer switch, and associated equipment.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 60%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 35,000	\$ 75,000	\$ 75,000							\$ 110,000
Land & R-O-W										\$ -
Construction		\$ 500,000	\$ 500,000							\$ 500,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ 35,000	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 14,000	\$ 230,000	\$ 230,000							\$ 244,000
Connections	\$ 21,000	\$ 345,000	\$ 345,000							\$ 366,000
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ 35,000	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-07

PROGRAM TITLE: Lloyd Street Lift Station

PROGRAM DESCRIPTION:

Project will upgrade the Lloyd Street lift station to account for modeled deficiencies to accommodate growth in the system. Upgrades include wet well oversizing, new pumps, valves, piping, generator, control panel, automatic transfer switch, and associated equipment. Right-of-way acquisition for new generator and control panel is included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 45,000	\$ 55,000	\$ 55,000							\$ 100,000
Land & R-O-W		\$ 20,000	\$ 20,000							\$ 20,000
Construction		\$ 500,000	\$ 500,000							\$ 500,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ 45,000	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 9,000	\$ 115,000	\$ 115,000							\$ 124,000
Connections	\$ 36,000	\$ 460,000	\$ 460,000							\$ 496,000
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ 45,000	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-08

PROGRAM TITLE: Sewer Extension Program

PROGRAM DESCRIPTION:

Project provides funding for extension of sewer mains both in advance of development and to existing neighborhoods to expedite private septic system conversions to sanitary sewer for protection of drinking water and environmental health. Project prioritization results from City evaluation and planning processes. Costs estimated based on average known costs; increased 25% for inflation. Program details remain to be defined; expected in 2026.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan
2015 Urban Septic Assessment (LOTT) PAGE# 8-2 GROWTH: 10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 1,190,000	\$ 425,000	\$ 290,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 1,190,000
Land & R-O-W		\$ 450,000	\$ 250,000	\$ 125,000		\$ 75,000	\$ -		\$ -	\$ 450,000
Construction		\$ 4,425,000		\$ 4,000,000	\$ 425,000				\$ -	\$ 4,425,000
Equipment									\$ -	\$ -
Other									\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000
Sources of Funds:										
General Government									\$ -	\$ -
Grants									\$ -	\$ -
Operating Income		\$ 733,500			\$ 396,000	\$ 157,500	\$ 90,000	\$ 90,000	\$ -	\$ 733,500
Connections		\$ 81,500			\$ 44,000	\$ 17,500	\$ 10,000	\$ 10,000	\$ -	\$ 81,500
Other (Rev Bonds/Loans/LID)		\$ 5,250,000	\$ 675,000	\$ 4,415,000	\$ 160,000				\$ -	\$ 5,250,000
TOTAL SOURCES	\$ -	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-09

PROGRAM TITLE: Comprehensive Plan Review/Update

PROGRAM DESCRIPTION:

Update the existing Sanitary Sewer Comp Plan (last completed in 2015) to reflect current development trends within the service area, integrate programs such as main replacements and neighborhood extensions for septic conversions, identify wastewater needs for areas of new development, prepare for deployment of technical solutions to reduce overflows, and evaluate utility funding and incentive programs related to low-income housing. This update will also integrate CFP #11: I-5 Sanitary Sewermain Crossing Assessment" as part of an existing conditions analysis. Project was initiated in 2025.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: WAC 173-240 PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 40,000	\$ 460,000	\$ 425,000	\$ 35,000						\$ 500,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 40,000	\$ 460,000	\$ 425,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 20,000	\$ 230,000	\$ 212,500	\$ 17,500						\$ 250,000
Connections	\$ 20,000	\$ 230,000	\$ 212,500	\$ 17,500						\$ 250,000
Other (Rev Bonds/Loans/LID)		\$ -								\$ -
TOTAL SOURCES	\$ 40,000	\$ 460,000	\$ 425,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-10

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:

Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately \$2.5 million. The City currently uses Tyler Technology's Eden program, which is no longer supported or upgraded. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:		\$ -								
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
Other (Debt Service)	\$ -	\$ -								\$ -
TOTAL EXPENSES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 304,507	\$ 174,000	\$ 87,000	\$ 87,000						\$ 478,507
Connections	\$ 33,834	\$ 19,333	\$ 9,667	\$ 9,667						\$ 53,167
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
		DEBT SERVICE:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-11

PROGRAM TITLE: I-5 Sanitary Sewermain Crossing Assessement

PROGRAM DESCRIPTION:

This project provides for a condition and capacity assessment of the aging sanitary sewer mains crossing under Interstate 5 and an alternatives analysis to consider redirection of sewer flows to potentially eliminate crossings under Interstate 5 which complicates routine maintenance. Known crossings include 2nd Avenue at Desoto Street, 2nd Avenue at E Street, 2nd Avenue between 3rd and H Streets and 2nd Avenue at Little Street. This project has been integrated into the 2026 Comprehensive Sanitary Sewer Plan Update.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-6 GROWTH: 25%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -	\$ -							\$ -
Land & R-O-W										\$ -
Construction										\$ -
Equipment										\$ -
Other (Debt Service)										\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ -	\$ -							\$ -
Connections		\$ -	\$ -							\$ -
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		DEBT SERVICE:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources and Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-12

PROGRAM TITLE: Capitol Blvd and X St Sewer

PROGRAM DESCRIPTION:

Funding to replace aging concrete sewer lines on Capitol Blvd and X Street in coordination with the Capitol Blvd and X St Roundabout transportation improvement project. Designs are complete.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 10%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 50,000									\$ 50,000
Land & R-O-W										\$ -
Construction		\$ 300,000	\$ 300,000							\$ 300,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ 50,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 45,000	\$ 270,000	\$ 270,000							\$ 315,000
Connections	\$ 5,000	\$ 30,000	\$ 30,000							\$ 35,000
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ 50,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources and Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SS-13

PROGRAM TITLE: Seismic Resiliency Plan

PROGRAM DESCRIPTION:

Conduct a moderate seismic resiliency study to establish Level of Service goals for utility operation after a major seismic event, update geotechnical hazard maps, develop processes for facility structural resilience evaluations on critical structures and distribution systems, and prepare a critical interdependencies assessment. This project will result in the development of an implementation strategy, identifying all the recommendations for reducing vulnerabilities and mitigating risk for both water and sewer utilities. This is the Sanitary Sewer Fund portion.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 250,000		\$ 250,000						\$ 250,000
Land & R-O-W										\$ -
Construction										\$ -
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 125,000		\$ 125,000						\$ 125,000
Connections		\$ 125,000		\$ 125,000						\$ 125,000
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT.: Water Resources and Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SS-14

PROGRAM TITLE: Kimmie Street Lift Station

PROGRAM DESCRIPTION:

Project will complete an engineering evaluation and upgrade the Kimmie Street lift station to account for modeled deficiencies to accommodate growth in the system. Upgrades may include wet well oversizing, new pumps, valves, piping, generator, control panel, automatic transfer switch, and associated equipment. Right-of-way acquisition for new generator and control panel is included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 Sewer System Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6-YR. TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 187,500	\$ 62,500	\$ 125,000						\$ 187,500
Land & R-O-W		\$ 30,000		\$ 30,000						\$ 30,000
Construction		\$ 500,000			\$ 500,000					\$ 500,000
Equipment										\$ -
Other										\$ -
TOTAL EXPENSES	\$ -	\$ 717,500	\$ 62,500	\$ 155,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 717,500
Sources of Funds:										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 358,750	\$ 31,250	\$ 77,500	\$ 250,000					\$ 358,750
Connections		\$ 358,750	\$ 31,250	\$ 77,500	\$ 250,000					\$ 358,750
Other (Rev Bonds/Loans/LID)										\$ -
TOTAL SOURCES	\$ -	\$ 717,500	\$ 62,500	\$ 155,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 717,500
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources and Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SS-15

PROGRAM TITLE: Hixon Siphon Evaluation

PROGRAM DESCRIPTION:

This project includes the analysis of the current operational conditions and needed repair/replacement of failed components; including siphon automatic control valve and wetwell sluice gates. The siphon is currently non-operational and the system is currently operating in by-pass mode.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH: 0%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 50,000	\$ 50,000							\$ 50,000
Land & R-O-W										-
Construction										-
Equipment										-
Other							\$ -	\$ -	\$ -	-
TOTAL EXPENSES	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Sources of Funds:										
General Government										-
Grants										-
Operating Income		\$ 50,000	\$ 50,000							50,000
Connections										-
Other (Rev Bonds/Loans/LID)										-
TOTAL SOURCES	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

FINANCIAL PLAN FOR THE STORM DRAIN FUND

Project	PROJECTS	DEPT	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Wetland / Habitat Conservation	WRS	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
2	Turnwater Valley Regional Facility	WRS	\$ 3,950,000	\$ -	\$ 125,000	\$ 275,000	\$ 1,750,000	\$ 1,800,000	\$ -	\$ -	\$ 4,520,000
3	Pioneer Park Restoration	WRS	\$ 750,000	\$ 225,000	\$ 275,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000
4	Emerging Projects	WRS	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
5	East Linwood Basin Outfall Retrofit	--	\$ 2,170,000	\$ -	\$ -	\$ 45,000	\$ 975,000	\$ 1,150,000	\$ -	\$ -	\$ 2,290,000
6	Percival Creek Fish Passage Barrier Removal	TED	\$ 2,408,000	\$ 2,408,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,673,000
7	Kirsop Road Stormwater Improvements	--	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ 412,500	\$ 717,750
8	54th & Kirsop Road Flooding Reduction	--	\$ 287,500	\$ -	\$ -	\$ 37,500	\$ 250,000	\$ -	\$ -	\$ -	\$ 287,500
9	66th Ave Culvert Replacement	--	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
10	North Custer Way Stormdrain Redirection	--	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500	\$ 300,000	\$ 1,087,500
11	Beehive Industrial Area Stormwater Improvements	WRS	\$ 815,000	\$ -	\$ 50,000	\$ 765,000	\$ -	\$ -	\$ -	\$ -	\$ 965,000
12	Public Works Facility (2025 Update)	TED	\$ 8,161,800	\$ 614,111	\$ 5,405,533	\$ 2,142,156	\$ -	\$ -	\$ -	\$ -	\$ 8,607,200
13	Golf Course Drainage System Repairs	WRS/TED	\$ 425,000	\$ 50,000	\$ 150,000	\$ 75,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 475,000
14	Enterprise Resource Planning Business System	FIN	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
15	Capitol Blvd/X Street Storm Upsizing	TED	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000
16	Crites Stormwater Pond Improvements	--	\$ 1,150,000	\$ -	\$ -	\$ 250,000	\$ 400,000	\$ 500,000	\$ -	\$ -	\$ 1,150,000
17	29th Avenue SW Stormwater Improvements	--	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000
18	Turnwater Hill Basin Assessment	WRS	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
19	2028 Comprehensive Stormwater Management Plan Update	WRS	\$ 250,000	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
20	East Dennis Street Outfall Retrofit	WRS	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000
21	Somerset Hill Culvert Replacement	TED	\$ 4,000,000	\$ 200,000	\$ 150,000	\$ 3,650,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
TOTAL EXPENSES:			\$ 27,478,383	\$ 4,568,778	\$ 6,377,200	\$ 7,764,656	\$ 3,600,000	\$ 4,052,500	\$ 1,115,250	\$ 4,862,500	\$ 32,064,625
SOURCES OF FUNDS:			<i>General Government</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			<i>Grants</i>	\$ 13,839,500	\$ 2,709,250	\$ 656,250	\$ 4,806,250	\$ 2,312,500	\$ 2,887,500	\$ 467,750	\$ 17,839,500
			<i>Storm Rates</i>	\$ 5,327,083	\$ 1,245,417	\$ 315,417	\$ 816,250	\$ 1,137,500	\$ 1,165,000	\$ 647,500	\$ 5,777,083
			<i>Bonds, Misc. Debt</i>	\$ 7,000,000	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000
			TOTAL SOURCES:	\$ 26,166,583	\$ 10,954,667	\$ 971,667	\$ 5,622,500	\$ 3,450,000	\$ 4,052,500	\$ 1,115,250	\$ 4,450,000
				\$ 30,616,583							

STORM FUND	SIX YEAR FORECAST										
			2025	2026	2027	2028	2029	2030	2031		2026-2031
	BEGINNING FUND BALANCE:		\$ 6,343,871	\$ 3,922,394	\$ 9,276,969	\$ 4,062,582	\$ 1,493,346	\$ 934,068	\$ 840,906		\$ 3,922,394
	REVENUES:	Charges for Services (Rates & Utility Tax)	\$ 4,494,161	\$ 4,926,499	\$ 5,360,425	\$ 5,821,689	\$ 6,310,828	\$ 6,809,036	\$ 7,049,395		\$ 36,277,872
		Misc. Revenues	\$ 9,350	\$ 9,537	\$ 9,728	\$ 9,922	\$ 10,121	\$ 10,323	\$ 10,530		\$ 60,161
		Grants	\$ 934,412	\$ 2,709,250	\$ 656,250	\$ 4,806,250	\$ 2,312,500	\$ 2,887,500	\$ 467,750		\$ 13,839,500
		Debt Proceeds	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 7,000,000
	TOTAL REVENUES:		\$ 11,781,794	\$ 18,567,679	\$ 15,303,372	\$ 14,700,444	\$ 10,126,795	\$ 10,640,927	\$ 8,368,581		\$ 61,099,926
	EXPENDITURES:	O & M (including Admin.)	\$ 4,584,400	\$ 4,721,932	\$ 4,863,590	\$ 5,009,498	\$ 5,159,783	\$ 5,314,576	\$ 5,474,014		\$ 30,543,393
		Debt Service	\$ -	\$ -		\$ 432,944	\$ 432,944	\$ 432,944	\$ 432,944		\$ 1,731,777
Capital		\$ 3,275,000	\$ 4,568,778	\$ 6,377,200	\$ 7,764,656	\$ 3,600,000	\$ 4,052,500	\$ 1,115,250		\$ 27,478,383	
TOTAL EXPENSES:		\$ 7,859,400	\$ 9,290,710	\$ 11,240,790	\$ 13,207,098	\$ 9,192,727	\$ 9,800,020	\$ 7,022,208		\$ 59,753,553	
ENDING FUND BALANCE:		\$ 3,922,394	\$ 9,276,969	\$ 4,062,582	\$ 1,493,346	\$ 934,068	\$ 840,906	\$ 1,346,373		\$ 1,346,373	
UTILITY RESERVE POLICY (20% O&M + Debt Service)		\$ 916,880	\$ 944,386	\$ 972,718	\$ 1,088,488	\$ 1,118,545	\$ 1,149,504	\$ 1,181,392			
Est. Rate Increases		8.0%	8.0%	7.2%	7.0%	6.8%	6.3%	2.0%			

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SD-01

PROGRAM TITLE: Wetland / Habitat Conservation

PROGRAM DESCRIPTION:

Reserve funds for the acquisition of lands for stormwater-related projects requiring wetland mitigation, preservation, or enhancement, and non-mitigation habitat conservation. Conceptual projects include Kirsop-area wetlands, Deschutes watershed wetlands, and Percival Creek and Deschutes River Conservation Easement Program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -								\$ -
Land & R-O-W	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 300,000
Construction	\$ -	\$ -								\$ -
Equipment	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
Sources of Funds:										
General Government	\$ -	\$ -								\$ -
Grants	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Water/Sewer/Storm	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
G.O. Bonds: NonVtd	\$ -	\$ -								\$ -
G.O. Bonds: Voted	\$ -	\$ -								\$ -
Revenue Bonds	\$ -	\$ -								\$ -
L.I.D.'s	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-03

SD-02

PROGRAM TITLE: Tumwater Valley Regional Facility

PROGRAM DESCRIPTION:

Funding provides for the construction of a multi-basin stormwater treatment facility for the discharge from 2 major outfalls - M Street Basin and Littlerock/2nd Avenue, with a drainage area of approximately 200 acres. Project includes outfall retrofit as a constructed wetland, walking trail, educational signage, wetland mitigation, and electrical realignment to treat stormwater discharges to the Deschutes River. Planning and design is largely complete; completion of permitting, mitigation, and construction are dependent on grant funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 368,000	\$ 175,000		\$ 125,000	\$ 50,000	\$ -	\$ -			\$ 543,000
Land & R-O-W	\$ 202,000	\$ 225,000		\$ -	\$ 225,000	\$ -	\$ -			\$ 427,000
Construction		\$ 3,550,000		\$ -	\$ -	\$ 1,750,000	\$ 1,800,000			\$ 3,550,000
Equipment		\$ -			.					\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 570,000	\$ 3,950,000	\$ -	\$ 125,000	\$ 275,000	\$ 1,750,000	\$ 1,800,000	\$ -	\$ -	\$ 4,520,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 55,000	\$ 2,962,500		\$ 93,750	\$ 206,250	\$ 1,312,500	\$ 1,350,000			\$ 3,017,500
Water/Sewer/Storm	\$ 515,000	\$ 987,500		\$ 31,250	\$ 68,750	\$ 437,500	\$ 450,000			\$ 1,502,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 570,000	\$ 3,950,000	\$ -	\$ 125,000	\$ 275,000	\$ 1,750,000	\$ 1,800,000	\$ -	\$ -	\$ 4,520,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-05 / SD-06 (Deschutes Habitat Restoration)

SD-03

PROGRAM TITLE: Pioneer Park Restoration

PROGRAM DESCRIPTION:

Project will design and implement instream habitat enhancement and shoreline sediment reduction elements in Pioneer Park in support of Total Maximum Daily Load (TMDL) compliance relating to shade coverage (temperature) and sediment reduction (water quality), and address city restoration goals outlined by the Shoreline Management Plan and Deschutes Habitat Restoration Plan. Phase 1, project design, permitting and upland restoration, will be complete in Q1 2026. Phase 2, instream habitat enhancements, will be completed in 2028 and is funded by a 100% grant from the WA Department of Ecology.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: NPDES Permit / Shoreline Management Plan PAGE# Multiple

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 160,000	\$ 200,000	\$ 150,000	\$ 50,000	\$ -					\$ 360,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 40,000	\$ 550,000	\$ 75,000	\$ 225,000	\$ 250,000					\$ 590,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 200,000	\$ 750,000	\$ 225,000	\$ 275,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 200,000	\$ 693,750	\$ 168,750	\$ 275,000	\$ 250,000					\$ 893,750
Water/Sewer/Storm	\$ -	\$ 56,250	\$ 56,250							\$ 56,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 200,000	\$ 750,000	\$ 225,000	\$ 275,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-06

SD-04

PROGRAM TITLE: Emerging Projects

PROGRAM DESCRIPTION:

This funding would be used to deal with unanticipated capital facilities needs that arise throughout the year. Typically, they would be used for construction or modification of City facilities in conjunction with construction by private development, or to deal with problems that may occur.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-07

SD-05

PROGRAM TITLE: East Linwood Basin Outfall Retrofit

PROGRAM DESCRIPTION:

Project will re-evaluate conceptual design previously prepared to retrofit a stormwater drainage outfall from the East Linwood basin. Initial evaluations of flow and water quality impacts to the Deschutes River were completed during an initial grant-funded design phase in 2014-2015; 2022 Ecology funding for a second alternatives analysis to avoid wetland impacts did not result in a feasible alternative. Other funding sources will be pursued for design completion, permitting, mitigation, and construction. The project aims to address stormwater impacts including discharge velocity, shoreline erosion, and water quality.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 120,000	\$ 420,000			\$ 45,000	\$ 225,000	\$ 150,000			\$ 540,000
Land & R-O-W		\$ 250,000				\$ 250,000				\$ 250,000
Construction		\$ 1,500,000				\$ 500,000	\$ 1,000,000			\$ 1,500,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 120,000	\$ 2,170,000	\$ -	\$ -	\$ 45,000	\$ 975,000	\$ 1,150,000	\$ -	\$ -	\$ 2,290,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 120,000	\$ 2,170,000			\$ 45,000	\$ 975,000	\$ 1,150,000			\$ 2,290,000
Water/Sewer/Storm		\$ -								\$ -
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 120,000	\$ 2,170,000	\$ -	\$ -	\$ 45,000	\$ 975,000	\$ 1,150,000	\$ -	\$ -	\$ 2,290,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO. 2020033
NEW: No
PRIOR: SD-11

SD-06

PROGRAM TITLE: Percival Creek Fish Passage Barrier Removal

PROGRAM DESCRIPTION:

This project will replace the existing culvert at Sapp Road, which, due to its size, gradient and elevation, is a "complete" fish passage barrier to upstream and downstream migration. Designs have been completed and permits acquired; construction to complete in 2026, fully funded by the WA State Department of Transportation "Promoting Resilient Operation for Transformative, Efficient, and Cost Saving Transportation (PROTECT)" grant program.

IS PROJECT RECOMMENDED BY PLAN/POLICY: YES PLAN: Shoreline Master Plan, Restoration program PAGE# 31

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 265,000	\$ -								\$ 265,000
Land & R-O-W		\$ 125,000	\$ 125,000							\$ 125,000
Construction		\$ 2,283,000	\$ 2,283,000							\$ 2,283,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 265,000	\$ 2,408,000	\$ 2,408,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,673,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 80,000	\$ 2,358,000	\$ 2,358,000							\$ 2,438,000
Water/Sewer/Storm	\$ 185,000	\$ 50,000	\$ 50,000							\$ 235,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 265,000	\$ 2,408,000	\$ 2,408,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,673,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-11

SD-07

PROGRAM TITLE: Kirsop Road Stormwater Improvements

PROGRAM DESCRIPTION:

To address flooding along the north/south segment of Kirsop Road SW adjacent to Fish Trap Creek; project will replace existing undersized culvert with 8' x 2' box culvert, install and/or regrade existing swales along the west half of this segment adjacent to the Fish Trap Creek crossing, and install a water quality treatment facility to treat stormwater runoff from the paved surface.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study, #7.4 PAGE# 48

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 155,250					\$ 62,500	\$ 92,750		\$ 155,250
Land & R-O-W		\$ 150,000					\$ 75,000	\$ 75,000		\$ 150,000
Construction		\$ -							\$ 412,500	\$ 412,500
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ 412,500	\$ 717,750
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 305,250					\$ 137,500	\$ 167,750		\$ 305,250
Water/Sewer/Storm		\$ -					\$ -	\$ -		\$ -
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ -	\$ 305,250

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-12

SD-08

PROGRAM TITLE: 54th & Kirsop Road Flooding Reduction

PROGRAM DESCRIPTION:

An undersized drainage ditch flowing east toward Percival Creek on the north side of 54th Avenue (Trosper) has led to localized flooding issues. Natural topography suggests this flow was redirected toward Percival Creek from Fish Pond Creek prior to the construction of 54th Avenue. This project will divert stormwater flows to the natural drainage course through the installation of a cross culvert along the west side of Kirsop Road at its intersection with 54th. Flows will continue south through existing ditches along the west side of Kirsop Road.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study #7.6 PAGE# 49

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 37,500			\$ 37,500					\$ 37,500
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000				\$ 250,000				\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 287,500	\$ -	\$ -	\$ 37,500	\$ 250,000	\$ -	\$ -	\$ -	\$ 287,500
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 287,500			\$ 37,500	\$ 250,000				\$ 287,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 287,500	\$ -	\$ -	\$ 37,500	\$ 250,000	\$ -	\$ -	\$ -	\$ 287,500

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-13

SD-09

PROGRAM TITLE: 66th Ave Culvert Replacement

PROGRAM DESCRIPTION:

Culvert #26 has been identified as undersized in the Annexation Area Drainage Study, in project #7.2. The existing 46" x 72" corrugated metal pipe (CMP) Arch Pipe culvert conveys Fish Pond Creek at 66th Avenue. The culvert is recommended to be replaced with two 48" diameter culvert pipes.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 47

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 300,000					\$ 225,000	\$ 75,000		\$ 300,000
Land & R-O-W		\$ 200,000						\$ 200,000		\$ 200,000
Construction		\$ -							\$ 4,000,000	\$ 4,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 500,000					\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
Water/Sewer/Storm		\$ -								\$ -
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-15

SD-10

PROGRAM TITLE: North Custer Way Stormdrain Redirection

PROGRAM DESCRIPTION:

Stormwater flows in the vicinity of Capitol Boulevard and Custer Way enter an inadequate system under the Capitol Boulevard Bridge that surcharges due to its configuration. This project is being phased to better align with utility and transportation projects. Phase 1, Complete: Upsizing and treatment for Custer Way from Boston Street to east of Capitol Blvd; Phase 2 - Extend Phase 1 improvements along the Brewhouse Tower access road from Custer Way to the existing discharge area allowing for planned stormwater redirection. This project will increase the volume of stormwater that is treated and ease potential problems associated with erosion due to stormwater under the bridge on the former brewery property.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 45,000	\$ 75,000						\$ 75,000		\$ 120,000
Land & R-O-W	\$ -	\$ 37,500						\$ 37,500		\$ 37,500
Construction	\$ 630,000	\$ -							\$ 300,000	\$ 930,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 675,000	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500	\$ 300,000	\$ 1,087,500
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 112,500						\$ 112,500	\$ 300,000	\$ 412,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500	\$ 300,000	\$ 412,500

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-18

SD-11

PROGRAM TITLE: Beehive Industrial Area Stormwater Improvements

PROGRAM DESCRIPTION:

Stormwater improvements are needed in the Beehive Industrial Area to address poor conveyance, reduce flooding and improve water quality in stormwater runoff. Improvements include ditch rehabilitation, driveway culvert replacement and installation, and new bioretention and conveyance structures along Joppa St. and Lambskin Rd. Permitting is estimated to be complete in advance of the project in 2027; construction in 2028.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

YES

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 150,000	\$ 50,000		\$ 50,000						\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 765,000			\$ 765,000					\$ 765,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 150,000	\$ 815,000	\$ -	\$ 50,000	\$ 765,000	\$ -	\$ -	\$ -	\$ -	\$ 965,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 573,750			\$ 573,750					\$ 573,750
Water/Sewer/Storm		\$ 241,250		\$ 50,000	\$ 191,250					\$ 241,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 815,000	\$ -	\$ 50,000	\$ 765,000	\$ -	\$ -	\$ -	\$ -	\$ 815,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources and Sustainability
PROJECT NO. 2016025
NEW: No
PRIOR: SD-13

SD-12

PROGRAM TITLE: Public Works Facility (2025 Update)

PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years, debt service to be included in the budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

City Campus Master Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 340,000	\$ 170,000	\$ 170,000	\$ -	\$ -					\$ 510,000
Land & R-O-W	\$ 105,400	\$ -	\$ -	\$ -	\$ -					\$ 105,400
Construction	\$ -	\$ 7,055,000	\$ 352,750	\$ 4,938,500	\$ 1,763,750					\$ 7,055,000
Equipment	\$ -	\$ 255,000	\$ -	\$ -	\$ 255,000					\$ 255,000
Other (incl. 1% for Arts)	\$ -	\$ 681,800	\$ 91,361	\$ 467,033	\$ 123,406					\$ 681,800
TOTAL EXPENSES	\$ 445,400	\$ 8,161,800	\$ 614,111	\$ 5,405,533	\$ 2,142,156	\$ -	\$ -	\$ -	\$ -	\$ 8,607,200
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 445,400	\$ -								\$ 445,400
G.O. Bonds: NonVtd		\$ 1,161,800		\$ 580,900	\$ 580,900					\$ 1,161,800
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ 7,000,000	\$ 7,000,000							\$ 7,000,000
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 445,400	\$ 8,161,800	\$ 7,000,000	\$ 580,900	\$ 580,900	\$ -	\$ -	\$ -	\$ -	\$ 8,607,200

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: GG-25 / SD-20

SD-13

PROGRAM TITLE: Golf Course Drainage System Repairs

PROGRAM DESCRIPTION:

The original drainage system designed to convey storm water from Henderson Blvd through the golf course is failing and creating sink holes on fairways #3 and #18. The large galvanized pipe installed in 1969 is failing in locations and will need to be replaced. This project provides a funding placeholder to support engineering assessments, integration of conveyance with public stormwater infrastructure, and compliance with Total Maximum Daily Load (TMDL) water quality regulations as critical needs are identified.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 50,000	\$ 175,000	\$ 50,000	\$ 125,000						\$ 225,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000		\$ 25,000	\$ 75,000	\$ 150,000				\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 50,000	\$ 425,000	\$ 50,000	\$ 150,000	\$ 75,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 475,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 168,750		\$ 112,500	\$ 56,250					\$ 168,750
Water/Sewer/Storm	\$ 50,000	\$ 106,250	\$ 50,000	\$ 37,500	\$ 18,750					\$ 156,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 50,000	\$ 275,000	\$ 50,000	\$ 150,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-16

SD-14

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:

Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately \$2.5 million. The City currently uses Tyler Technology's Eden program, which is no longer supported or upgraded. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other (Software, etc.)	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
TOTAL EXPENSES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

SD-15

PROGRAM TITLE: Capitol Blvd/X Street Storm Upsizing

PROGRAM DESCRIPTION:

Replace undersized and deteriorating infrastructure on Capitol Blvd. This project will be completed in several phases and often in conjunction with transportation improvement projects. Construction work prior to 2026 completed in the vicinity of Capitol Blvd and Trosper Rd. Construction work in 2028 will include the vicinity of Capitol Blvd and X St.

IS PROJECT RECOMMENDED BY PLAN/POLICY: YES PLAN: Tumwater Valley Regional Facility Hydraulics Report PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 200,000	\$ -								\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 675,000	\$ 650,000	\$ 650,000							\$ 1,325,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 875,000	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 875,000	\$ 650,000	\$ 650,000							\$ 1,525,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 875,000	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

SD-16

PROGRAM TITLE: Crites Stormwater Pond Improvements

PROGRAM DESCRIPTION:

Improvements are needed in the Mottman Industrial Area to improve conveyance to Crites Pond and increase capacity of the pond. Improvements are also needed to the pond to increase treatment and infiltration rates to effectively reduce local flooding during rain events.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Mottman Drainage Evaluation PAGE# 15

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 250,000			\$ 250,000					\$ 250,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 900,000				\$ 400,000	\$ 500,000			\$ 900,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,150,000	\$ -	\$ -	\$ 250,000	\$ 400,000	\$ 500,000	\$ -	\$ -	\$ 1,150,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 1,150,000			\$ 250,000	\$ 400,000	\$ 500,000		\$ -	\$ 1,150,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,150,000	\$ -	\$ -	\$ 250,000	\$ 400,000	\$ 500,000	\$ -	\$ -	\$ 1,150,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

SD-17

PROGRAM TITLE: 29th Avenue SW Stormwater Improvements

PROGRAM DESCRIPTION:

This project intends to help alleviate flooding issues identified along Crites Steet and RW Johnson Blvd SW. The project includes regrading right-of-ways along 29th Ave SW, and improving storage and conveyance of stormwater by re-grading swales and installing driveway culverts.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Mottman Drainage Evaluation PAGE# 22

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 200,000					\$ 165,000	\$ 35,000		\$ 200,000
Land & R-O-W	\$ -	\$ -								\$ -
Construction	\$ -	\$ 450,000						\$ 450,000	\$ 150,000	\$ 600,000
Equipment	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ -	\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 650,000					\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-19

SD-18

PROGRAM TITLE: Tumwater Hill Basin Assessment

PROGRAM DESCRIPTION:

Widespread conveyance infrastructure is failing in the Tumwater Hill neighborhood. Flow control and water quality Best Management Practices (BMPs) are largely absent from area, which drains directly to the DeSoto Canyon. City has performed some spot repairs on failing infrastructure, but need a more comprehensive approach. Project will perform detailed study to inventory and assess infrastructure throughout neighborhood and develop recommendations for repair and improvement.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

YES

PLAN: 2017 Stormwater Comprehensive Management Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 50,000	\$ 50,000							\$ 50,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 50,000	\$ 50,000							\$ 50,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW:
PRIOR: SD-20

SD-19

PROGRAM TITLE: 2028 Comprehensive Stormwater Management Plan Update

PROGRAM DESCRIPTION:

Project will update the 2018 Comprehensive Stormwater Management Plan, intending to review and update program capacities for permit-related programs, technical assistance programs, operations and maintenance, funding sources and staffing levels. Regular updates to the Comprehensive Stormwater Management Plan are required through the City's NPDES permit. Project is due to growth and will integrate findings and recommendations of basin assessments completed in previous years.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: NPDES Permit PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 250,000		\$ 50,000	\$ 200,000					\$ 250,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 250,000	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 250,000		\$ 50,000	\$ 200,000					\$ 250,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 250,000	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW:
PRIOR: SD-21

SD-20

PROGRAM TITLE: East Dennis Street Outfall Retrofit

PROGRAM DESCRIPTION:

Runoff from East Dennis Street and upstream roadways currently discharges untreated to unnamed surface tributary to the Deschutes River. Project includes evaluation of upstream drainage structures and modification/construction of recommended improvements for retrofit of outfall(s) and structure(s) upstream of DMH#10275 and DMH#10034. Project funded in the 2025-2026 budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 35,000	\$ -								\$ 35,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 200,000	\$ 200,000							\$ 200,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 35,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 200,000	\$ 200,000							\$ 200,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SD-21

PROGRAM TITLE: Somerset Hill Culvert Replacement

PROGRAM DESCRIPTION:

This project will replace the current partial barrier with a bridge. The bridge will allow for unimpeded fish and wildlife habitat and passage at the crossing. It will also allow Percival Creek sufficient space to meander and change its sediment deposition and bankfull width over time. Majority funded by WA State Department of Transportation "Promoting Resilient Operation for Transformative, Efficient, and Cost Saving Transportation (PROTECT)" grant program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

YES

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 300,000	\$ 200,000	\$ 100,000						\$ 300,000
Land & R-O-W		\$ 50,000		\$ 50,000						\$ 50,000
Construction		\$ 3,650,000			\$ 3,650,000					\$ 3,650,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 4,000,000	\$ 200,000	\$ 150,000	\$ 3,650,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 3,957,500	\$ 157,500	\$ 150,000	\$ 3,650,000					\$ 3,957,500
Water/Sewer/Storm	\$ -	\$ 42,500	\$ 42,500							\$ 42,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 4,000,000	\$ 200,000	\$ 150,000	\$ 3,650,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000

TO: City Council
FROM: Troy Niemeyer, Finance Director
DATE: December 2, 2025
SUBJECT: Quarterly Budget Update

1) Recommended Action:

This item is informational only.

2) Background:

Staff will provide regular budget-to-actual reports.

3) Policy Support:

Be fiscally responsible and develop sustainable financial strategies.

4) Alternatives:

☐ n/a

5) Fiscal Notes:

n/a

6) Attachments:

A. none

TO: City Council
 FROM: Karen Kirkpatrick, City Attorney
 DATE: December 2, 2025
 SUBJECT: Council Position No. 1 Selection Process

1) Recommended Action:

Approve the selection process, schedule, and questions for Council Position No. 1.

2) Background:

Council Member Dahlhoff has been elected as the new Mayor of Tumwater, beginning January 1, 2026. Her current council position is midway through its four-year term. When she resigns to take the position of Mayor, the council position will be vacant. Therefore, Council will need to select a replacement Council Member for Position No. 1 to serve "...until a qualified person is elected at the next election at which a member of the governing body normally would be elected." RCW 42.12.070.

In the past, Tumwater used the application/interview process to select a person to fill a vacant Council position, as there is no process specifically established by state law, other than to indicate the vacancy must be filled by the governing body within 90 days of the occurrence of the vacancy. If the governing body is unable to fill the position within 90 days, the County legislative authority shall appoint a qualified person. If the vacancy is unfilled within 180 days of the vacancy occurring, the Governor appoints the position.

Council will need to direct staff on the specific timeline for this process and discuss whether there should be changes to the application form and/or interview questions. The proposed selection process, schedule, and questions will be provided at the time of the meeting.

3) Policy Support:

Refine and sustain a great organization.

4) Alternatives:

- ☐ Use the prior application/interview process.
 - ☐ Appoint a new council member without using the application/interview process.
 - ☐ Identify a different selection process.
-

5) Fiscal Notes:

N/A

6) Attachments:

A. Council Position No. 1 Appointment Process

- B. Council Appointment Application
- C. Interview Questions



Tumwater City Council Position No. 1

Appointment Process

The process of filling a vacant council position is broadly laid out in the RCW for code cities. It is set forth that the City Council will appoint a qualified person to fill Position No. 1 until a qualified candidate is elected at the next election at which a member of the City Council would normally be elected.

The proposed process is as follows:

1. Upon approval of this appointment process, staff will prepare the appropriate materials to ensure widespread notification and announcement of this process, including City website and social media as well as regional news resources, beginning on Monday, December 8, 2025.
2. The notice, "Calling for Candidate" will be published in the Olympian on Sunday, December 7, 2025.
3. The filing deadline will be Monday, December 22, 2025. Candidates must submit a completed application with cover letter and a resume of no more than two pages to the Clerk's Office by 12:00 noon via email. Late applications will not be accepted.
4. Friday, January 2, 2026, the candidates' applications and supplemental information will be routed to the City Councilmembers and Mayor for review. All documents are public information.
5. Tuesday, January 6, 2026, at the Tumwater Council meeting, the number of candidates and who will be interviewed will be decided.
6. Saturday, January 10, 2026, candidate interviews will be conducted at a special public meeting of the City Council. Interview questions will be provided to the candidates at the meeting. Candidate interview scoring sheets will be handed out to the Council for optional use in ranking of the candidates (all documents are public information). After interviews are complete, Council will confer about the candidates in open session.

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www.ci.tumwater.wa.us

7. The City Council will appoint a new Councilmember by formal motion at a special public meeting on Tuesday, January 20, 2026 preceding the regular Council meeting. The Mayor may break a tie vote. The newly appointed Councilmember for Position No. 1 will be sworn in immediately following the appointment.*

*The candidate selection will occur on Saturday, January 10, 2026, to accommodate signing the Oath of Office form by two parties prior to the Tuesday, January 20th Council meeting. A ceremonial swearing in will still occur January 20, 2026.



Dear applicant:

Thank you for your interest in serving the Tumwater community as a member of the Tumwater City Council.

To be considered, applications must be completed, signed, and emailed to the [Clerk's Office](#), **no later than noon (12:00 p.m.) on December 22, 2025. Late applications will not be accepted.** With the application, please submit a cover letter indicating your interest and general qualifications for the position. A resume of no more than two pages in length must also be attached. Council Position No. 1 interviews are scheduled for Saturday, January 10, 2026, at Tumwater City Hall. The Council is expected to appoint the position on January 20, 2026.

For further information or to request accommodation, please contact the Clerk's Office, at (360) 754-4139.

APPLICATION FORM
CITY OF TUMWATER
COUNCILMEMBER POSITION NO. 1

Name: _____ Email: _____

Home Address: _____

Mailing Address (if different): _____

Home Phone: _____ Work Phone: _____

I certify the information in this application is truthful and accurate.

Signature: _____ Date: _____

(Signature Required)

Eligibility to Hold Elective Office (RCW 35A.12.030): No person shall be eligible to hold elective office under the mayor-council plan unless the person is a registered voter of the city at the time of filing their declaration of candidacy and has been a resident of the city for a period of at least one year next preceding their election. Residence and voting within the limits of any territory which has been included in, annexed to, or consolidated with such city is construed to have been residence within the city. A mayor or councilmember shall hold within the city government no other public office or employment except as permitted under the provisions of chapter 42.23 RCW.

Also, as part of this process, frequency of voting over the last four elections will be verified with Thurston County.

- a. Are you a resident of the City of Tumwater? Yes ☐ No ☐
- b. How long have you been a resident of the City of Tumwater? _____
- c. How long have you lived at your current address? _____
- d. If you have lived at your current address less than one year, please list your previous address and indicate how long you lived at that address:

Previous address: _____

Length of time at previous address: _____

Please respond to the following questions regarding your interest in the position of Councilmember for the City of Tumwater.

1. Why are you interested in serving as a Tumwater City Councilmember?

2. Describe any past community involvement and how this may have contributed to the Tumwater community.

3. How has your background and experience prepared you for service on the Tumwater City Council?

4. What are the three highest priorities you believe the City needs to address? How would you propose addressing these issues?

5. What are your impressions of [Tumwater's Comprehensive Plan](#), its goals, and policies? Have you been involved with the City's comprehensive planning process? If so, state the nature of your involvement and your assessment of the process.

6. To answer the following, please view the definitions of the Council committees and intergovernmental committees linked within each question:

- a. Councilmembers serve on four different [Council committees](#) (Budget and Finance, General Government, Public Health and Safety, and Public Works). If you could choose to serve on two of these committees, which committees would you choose and why?

- b. There are several [intergovernmental committees](#) that Councilmembers currently participate on as representatives of the City of Tumwater. Which intergovernmental committees interest you the most and why?
-

7. This position is up for election in November 2027. Do you intend to run for this elected position? Yes ☐ No ☐

8. Appointment to the City Council will require your attendance at numerous regularly scheduled and special meetings, which occur in the evenings, on weekends, and during the weekday. Councilmembers also serve on Council committees, regional boards and commissions, and represent the City Council at community functions.

An estimate of the minimum number of hours dedicated to Council activities is 10 to 15 hours per week, but it varies from week to week with a variety of interjurisdictional meetings. Are there limitations in your schedule or commitments that constrain your ability to participate as an active member of the Tumwater City Council?

Yes ☐ No ☐ If so, please describe.

9. a. Have you ever attended a meeting of the Tumwater City Council? Yes ☐ No ☐
If yes, about how many meetings you attended in the past year. _____
- b. Have you ever watched a Tumwater City Council meeting on TV or the web? Yes ☐
No ☐ If yes, about how many meetings you watched in the past year. _____
- c. Have you testified before any local legislative body (city, county, port, etc.) on an issue of personal or public interest? Yes ☐ No ☐ If yes, please describe:
-

10. The City of Tumwater has the following Diversity Policy Statement:

The City of Tumwater is a national leader in affirming the civil rights and innate dignity of all people, and encourages the free expression of all cultural traditions and personal talents for the social enrichment and betterment of the community. The City fosters its value for diversity throughout the community by creating an equitable, hospitable, appreciative, safe, and inclusive organizational culture for its employees, volunteers, programs, and services, because diversity:

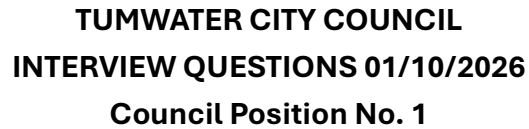
- strengthens workforce competence and performance;
- celebrates and values individual differences;
- serves an increasingly heterogeneous society;
- ensures the relevance of the City's Mission, programs and services; and
- is crucial to the City's ability to serve every citizen.

The City welcomes employees, volunteers, program participants and customers of every race, ethnicity, national origin, ability, religion, sexual orientation, veteran status, age, gender, gender expression, and gender identity.

Describe how your core values relate to the City of Tumwater Diversity Policy Statement.

Please list three professional references (full name, title, company, and phone number).

1. _____
2. _____
3. _____



1. Why do you want to be on the Tumwater City Council? How do you think your education, lived and work experience, and approach to group decision-making would complement existing City Councilmembers.
2. Describe your communication style and provide some examples of how you have been able to communicate and work with diverse groups of people. How do you prefer to navigate interpersonal relationships and disagreements or differences of opinion?

3. Please provide an example of how you have worked collaboratively to achieve a goal or complete a project? What obstacles did you have to overcome? How were competing ideas and suggestions handled? What concessions were made?
4. There may be times when the majority Council vote differs from your opinion or belief. How will you deal with those situations and how do you handle disappointment?
5. As a Councilmember, would you see yourself as a delegate - acting on behalf of constituents as they direct you, or as a trustee - using your own judgement to act in the best interests of your constituents?

6. Residents and business owners are busy. It is often difficult to achieve meaningful engagement with them. How do you think we can improve communication and involvement with residents and businesses, particularly those who do not traditionally participate in these processes?
7. Like every city, we don't have enough money to do everything we want. We strive to be efficient but need to rely on continued growth of our tax base to support the services we provide to the residents and businesses in our community. How can we balance the growth of our tax base while maintaining the character of our community and protecting the environment?
8. Tumwater just adopted a regional climate mitigation plan to help our City operations and communities be more sustainable and address climate change. What do you see as the City of Tumwater's role in responding to climate change?

9. Housing and homelessness continue to be growing concerns, not just for Tumwater but for neighboring communities as well. How might you address these issues and the impacts they have on our constituents?
10. With increased national focus on racial justice, mental health, and substance abuse issues, many are calling on the City to make significant changes in the way we police our communities and hold offenders accountable. What do you see as the City's role in addressing public safety?
11. What are your favorite places to spend time in our community?

COUNCIL INVITED TO ASK ANY QUESTIONS ABOUT APPLICATION

12. Is there anything you would like to add for the Council's benefit?