



**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, March 17, 2026
7:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Flag Salute**
- 4. Special Items:**
 - [a.](#) Proclamation: Child Abuse Prevention Month, April 2026
 - [b.](#) Proclamation: Black Wellness Week April 13-17, 2026
- 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 Meeting, February 17, 2026
 - [b.](#) Approval of Minutes: City Council Work Session, February 24, 2026
 - [c.](#) Approval of Minutes: City Council Meeting, March 3, 2026
 - [d.](#) Approval of Minutes: City Council Retreat, March 7, 2026
 - [e.](#) Payment of Vouchers (Finance Department)
 - [f.](#) Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project (Public Works Committee)
 - [g.](#) Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project (Public Works Committee)
 - [h.](#) Interlocal Agreement with the Cities of Lacey, Olympia and Thurston County for Opioid Abatement Council Independent Subcommittee (Public Health & Safety Committee)
 - [i.](#) Memorandum of Understanding with the Tumwater School District regarding Temporary Reduction of School Resource Officer (SRO) Staffing (Police Department)
 - [j.](#) Advisory Board Appointment of Matthew Rounsley to the Planning Commission (Executive Department)
- 7. Council Considerations:**
 - [a.](#) Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation (TUM-25-0128) (General Government Committee)

TO: City Council
FROM: Brittaney McClanahan, Executive Assistant
DATE: March 17, 2026
SUBJECT: Proclamation: Child Abuse Prevention Month, April 2026

1) Recommended Action:

Informational Only.

2) Background:

April is Child Abuse Prevention Month. The City has invited the following group/individual to accept the proclamation:

Shelly Willis, Family Education & Support Services

3) Policy Support:

Vision, Mission, Values

Partnership: We work in partnership with residents, businesses, community organizations, and governments to address challenges and advance shared goals.

4) Alternatives:

None

5) Fiscal Notes:

Proclamations have no fiscal impact.

6) Attachments:

A. Proclamation

Proclamation

WHEREAS, the City of Tumwater recognizes our future rests in the hands of our most vulnerable and cherished assets- our children; and

WHEREAS, all children deserve to live in safe, stable, and nurturing environments which promote their healthy growth and development; and

WHEREAS, child abuse, neglect and other trauma are recognized as serious public health problems affecting both the current and future quality of life in our community; and

WHEREAS, it is the responsibility of our community to ensure parents, caregivers and other adults who influence the health and well-being of children have the support, knowledge and concrete resources necessary to ensure all children thrive to their greatest potential; and

WHEREAS, effective child abuse prevention strategies succeed because of partnerships among community agencies, schools, religious organizations, law enforcement agencies, health care providers, and the business community; and

WHEREAS, we, as City of Tumwater residents, continue our commitment to protecting all members of our community, and call upon all residents to join together to increase public safety and prevent the further abuse and neglect of our children.

NOW THEREFORE, I, Leatta Dahlhoff, Mayor of the City of Tumwater, do hereby proclaim the month of

April 2026

Child Abuse Prevention Month

and urge all Tumwater residents, communities, state agencies, faith groups, medical facilities, elected leaders, medical providers, educators, and businesses to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the community in which we live.

Signed in the City of Tumwater, Washington, and recognized on this 17th day of March in the year, two thousand twenty-six.



Leatta L Dahlhoff

Leatta Dahlhoff
Mayor

TO: City Council
FROM: Brittaney McClanahan, Executive Assistant
DATE: March 17, 2026
SUBJECT: Proclamation: Black Wellness Week April 13-17, 2026

1) Recommended Action:

Informational Only.

2) Background:

April 13-17 is Black Wellness Week. The City has invited the following group/individual to accept the proclamation:

Christina Blocker, Co-Founder of Elevate Black Wellness

3) Policy Support:

Vision, Mission, Values

Partnership: We work in partnership with residents, businesses, community organizations, and governments to address challenges and advance shared goals.

4) Alternatives:

None

5) Fiscal Notes:

Proclamations have no fiscal impact.

6) Attachments:

A. Proclamation

Proclamation

Whereas, Tumwater holds a unique place in Washington State history as the earliest American settlement, co-founded in 1845 by George Bush, a free Black pioneer whose courage, generosity, and vision helped establish the community that would become Tumwater; and his eldest son, William Owen Bush, went on to serve in the state legislature and introduce the bill that established Washington State University; and

Whereas, in 1915, Booker T. Washington established National Negro Health Week to spotlight health disparities affecting Black communities and promote advocacy, education, and community-led solutions. Through the advocacy of Elevate Black Wellness, Black Wellness Week celebrates the traditions, resilience, joy, healing, and culturally rooted approaches to wellness within Black communities; and

Whereas, holistic well-being, encompassing physical, mental, emotional, and social health, is a priority for all communities, and addressing persistent health disparities in Washington State, especially within Black communities, calls for initiatives that are both inclusive and community-driven; and

Whereas, a community-driven approach, focusing on leveraging existing resources and capacities, is essential for the effective implementation of Black Wellness Week, and the City of Tumwater has demonstrated its commitment to equity, inclusion, and belonging through its strategic priorities and community partnerships; and

Whereas, in 2025, Governor Bob Ferguson proclaimed Black Wellness Week in the State of Washington, and cities and counties across Washington have joined in recognizing this observance;

NOW THEREFORE, I, Leatta Dahlhoff, Mayor of the City of Tumwater, do hereby proclaim

April 13-17, 2026

Black Wellness Week

in the City of Tumwater, honoring the legacy of George Bush and the enduring strength of Black communities, and urging all residents to join in this special observance.

Signed in the City of Tumwater, Washington, and recognized on this 17th day of March in the year two thousand twenty-six.



Leatta L Dahlhoff

 Leatta Dahlhoff
 Mayor

MEETING MINUTES



TUMWATER CITY COUNCIL
February 17, 2026

CONVENE: 7:00 p.m.

PRESENT: Mayor Leatta Dahlhoff and Councilmembers Peter Agabi, Joan Cathey, Angela Jefferson, Meghan Sullivan, Eileen Swarthout, Kelly Von Holtz, and Brandon Weedon.

Staff: Staff: City Administrator Paul Simmons, City Attorney Karen Kirkpatrick, Acting Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Assistant Fire Chief Shawn Crimmins, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Communication Director Jason Wettstein, Parks & Recreation Director Chuck Denney, Water Resources & Sustainability Director Dan Smith, Water Resources & Sustainability Deputy Director Tyle Zuchowski, Program Manager Patrick Soderburg, Utilities Operations Manager Steve Craig, Paramedic Jake Thompson, Medical Services Officer A.C. Bates and Deputy City Clerk Tracie Core.

Others: National Association for the Advancement of Colored People (NAACP) Member Talauna Reed and President Larry Jefferson, Reverend David Reeves and Community Members Patty Riley and Tom Donuts.

SPECIAL ITEMS:

PROCLAMATION: Mayor Dahlhoff and Councilmembers Agabi, Jefferson, Sullivan, Swarthout, Weedon and Von Holtz read a proclamation declaring February 2026 Black History Month, **BLACK HISTORY MONTH, FEBRUARY 2026**

Black History Month serves as both a celebration and a powerful reminder that Black history is American history. Black culture is American culture, and Black stories are essential to our continued journey towards a better society, to understanding ourselves, and growing strong as a community.

Mayor Dahlhoff presented the proclamation to Reverend David Reeves and Larry Jefferson President of the National Association for the Advancement of Colored People (NAACP).

EMPLOYEE RECOGNITION:

Chief Hurley shared that on January 5, 2026, a member of our community, Tom Donuts, had a serious medical emergency and we had city staff on site who took immediate action. Officer A.C. Bates shared information on cardiac arrest, the chances of survival and importance of being CPR certified in an event like this one. He commended the crew on a fantastic job.

Special guest Tom Donuts came to say thank you. He is grateful and shared with Council that they should all be proud of everyone and the great job they did. Recognized for their lifesaving efforts, the following were presented with certificates and cardiac arrest pins: Director Dan Smith, Deputy Director Tyle Zuchowski, Program Manager Patrick Soderburg, Utilities Operations Manager Steve Craig, Paramedic Unit 8 and Community ember Patty Riley.

PUBLIC COMMENT:

Public comment were given by residents and community members Baker and Chermet.

CONSENT CALENDAR:

- a. Approval of Minutes: City Council Meeting, January 27, 2026
- b. Payment of Vouchers
- c. Interlocal Agreement with Thurston County for Emergency Management
- d. Preliminary Docket for 2026 Comprehensive Plan Text Amendments
- e. Reappointment of Michael Jackson to the Tree Board
- f. 2026 City Council Meeting Schedule and Summer Recess

MOTION:

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

COUNCIL CONSIDERATIONS:

POSITION REQUESTS:

Director Sutherland asked Council to authorize the Mayor to approve the creation of a Payroll Technician position in the Finance Department and an Executive Assistant position in the Police Department. She shared that in 1997 the City was authorized for 136 positions with one payroll officer. Currently the City is authorized for 275 positions with one payroll officer.

City Administrator Simmons shared that the hope with the new Payroll Technician position would be to have a special emphasis on public safety aspect of payroll. Director Niemeyer gave an abbreviated budget update presentation while Councilmembers asked questions and shared potential budget concerns with the addition of new positions.

MOTION: **Councilmember Sullivan, moved, seconded by Councilmember Von Holtz, to approve the Position Requests. A voice vote approved the motion unanimously.**

**REAL ESTATE
PURCHASE AND
SALE AGREEMENT
FOR 4315
TUMWATER
VALLEY DRIVE:**

Director Denney gave a presentation for the Draft Lodge Funding, Real Estate Purchase and Sales Agreement for 4315 Tumwater Valley Drive. Director Denney gave a brief history, location, size and condition of the lodge. He shared this location is perfect for the new home of the Parks & Recreation Administrative Offices with the many events the department puts on.

Director Niemeyer shared a draft funding model on how the lodge would be paid for. Councilmembers asked questions regarding the funding.

MOTION: **Councilmember Sullivan, moved, seconded by Councilmember Cathey, to approve the Real Estate Purchase and Sale Agreement for 4315 Tumwater Valley Drive. A voice vote approved the motion unanimously.**

**MAYOR/CITY
ADMINISTRATOR’S
REPORT:**

Mayor Dahlhoff shared there will be a Budget and Finance Committee meeting on February 27, 2026. She asked Council to start thinking about budget requests. What are they seeing, hearing, and passionate about and what could Council do differently to provide those services.

Administrator Simmons said the next Public Works Committee meeting is on February 19, 2026, and it will be at their new meeting time at 11:00 a.m. He also shared that Councilmember Agabi resigned from the Public Health and Safety Committee and Councilmember Sullivan will be replacing him on that committee. Administrator Simmons also shared we have now merged the Councilmembers’ reports with the Committee reports resulting in a shorter agenda.

**COUNCILMEMBER
REPORTS:**

Councilmembers Agabi, Cathey, Swarthout, Sullivan and Weedon gave reports.

Councilmember Jefferson gave a report and shared that the Public Works Committee will meet on February 19, 2026, to discuss the following:

- Service Provider Agreement with Gray & Osborne for the Well 15 Aeration Facility Design
- Final Acceptance of Work with A & D Enterprises for the Ansten Sewer Project
- Final acceptance of Work with Miles Resources for Israel Road Pedestrian and Bike Project
- Fiber Optic Cabling Agreement with Washington State Department of Transportation Amendment No. 17

Councilmember Von Holtz gave a report and shared on February 11, 2026, at the Public Health and Safety Committee meeting they voted to forward the Interlocal Agreement with Thurston County for Emergency Management to the City Council consent calendar at tonight's meeting.

ADJOURNMENT: With there being no further business, Mayor Dahlhoff adjourned the meeting at 8:37 p.m.

Prepared by Deputy City Clerk, Tracie Core.

MEETING MINUTES

TUMWATER CITY COUNCIL WORK SESSION
February 24, 2026



CONVENE: 6:00 p.m.

PRESENT: Mayor Leatta Dahlhoff and Councilmembers Peter Agabi, Joan Cathey, Angela Jefferson, Meghan Sullivan, Eileen Swarhout, Kelly Von Holtz, and Brandon Weedon.

Staff: City Administrator Paul Simmons, City Attorney Karen Kirkpatrick, Acting Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Communication Director Jason Wettstein, Community Development Director Brad Medrud, Parks & Recreation Director Chuck Denney, Water Resources & Sustainability Director Dan Smith, Sustainability Manager Alyssa Jones-Wood, Recreation Manager Todd Anderson, Recreation Marketing Specialist Marisa Worden and Deputy City Clerk Tracie Core.

TUMWATER PARKS & RECREATION EVENTS 2026: Manager Anderson gave a presentation on the Parks and Recreation Events for 2026. He shared with council the upcoming events, encouraged their attendance and shared a variety of ways they could participate.

Mayor Dahlhoff shared that this is an opportunity for council to work with the Parks Department to be present at these events with their family. Councilmembers asked questions throughout the presentation and showed interest in attending many of the upcoming events.

HOME ENERGY SCORE (HES) PROGRAM CONCEPT: Mayor Dahlhoff shared that the Home Energy Score (HES) is a tool to reduce both greenhouse gas emissions and the overall cost of homeownership. Our region has been discussing this tool since 2020 and Tumwater has invested budget and staff time since

2024 to explore the potential of requiring the tool. The tool is mentioned in Tumwater’s Climate Element as a key tool in the toolbox to reduce the emissions from existing residential buildings.

Manger Jones-Wood gave a presentation on the Home Energy Score covering the why, what, how and next steps. She shared that the Home Energy Score supports affordable housing and any recommended upgrades found from the report would be voluntary. Council asked questions and shared concerns.

Director Smith said they will be looking further into the information to better answer Council's questions and concerns and will come back in a couple months at another work session to provide an update to better answer those questions.

**MAYOR/CITY
ADMINISTRATOR’S
REPORT:**

No reports were given.

ADJOURNMENT:

With there being no further business, Mayor Dahlhoff adjourned the meeting at 8:01 p.m.

Prepared by Deputy City Clerk Tracie Core

MEETING MINUTES

TUMWATER CITY COUNCIL
March 3, 2026



CONVENE: 7:00 p.m.

PRESENT: Mayor Leatta Dahlhoff and Councilmembers Peter Agabi, Angela Jefferson, Eileen Swarthout, Meghan Sullivan, Kelly Von Holtz and Brandon Weedon.

Excused: Councilmember Joan Cathey

Staff: Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, Administrative Services Director Michelle Sutherland, City Attorney Karen Kirkpatrick, Communications Director Jason Wettstein, Acting Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Parks & Recreation Director Chuck Denney, Transportation & Engineering Director Brandon Hicks, Water Resources & Sustainability Director Dan Smith, Program Manager Patrick Soderberg, Communications Engagement Specialist Margo Bergendahl and City Clerk Melody Valiant.

Others: American Red Cross South Puget Sound & Olympics Chapter Executive Director Shannon Glenn, Zonta Club of Olympia President Shelly Willis, JFJ Strategies Project Manager Jennie Foglia-Jones and Thurston County Chamber President David Schaffert

SPECIAL ITEMS:

PROCLAMATION: Councilmember Von Holtz read a proclamation declaring March 2026 as American Red Cross month. American Red Cross month honors all the work that the Red Cross does to be at the forefront of helping Americans to prevent, prepare, and respond to large
AMERICAN RED CROSS MONTH, MARCH 2026

and small disasters. Families and communities depend on the Red Cross in times of need and the Red Cross depends on the American people to sustain the foundation. Council complimented the local chapter for all their hard work that supports eight counties.

Mayor Dahlhoff presented the proclamation to Shannon Glenn, Executive Director with the American Red Cross South Puget Sound and Olympics chapter.

**PROCLAMATION:
WOMEN’S HISTORY
MONTH, MARCH 2026**

Councilmember Sullivan read a proclamation declaring March 2026 as Women’s History month. Women’s History Month urges people to take actions against gender bias and inequity and join in recognizing women’s contributions to culture, history and society. Mayor Dahlhoff and Councilmembers talked about the importance of Women’s History month and that while current times can be discouraging, there is also a lot to celebrate and look forward to.

Mayor Dahlhoff presented the proclamation to Shelly Willis, President of the Zonta Club of Olympia.

PUBLIC COMMENT:

Public Comment was given by residents and community members Mason, Sullivan and Burt.

**CONSENT
CALENDAR:**

- a. Approval of Minutes: City Council February 3, 2026
- b. Approval of Minutes: City Council Work Session, February 10, 2026
- c. Payment of Vouchers
- d. Service Provider Agreement with Gray & Osborne for the Well 15 Aeration and Design Project
- e. Final Acceptance of Work with A&D Enterprises for the Antsen Sewer Project
- f. Final Acceptance of Work with Miles Resources for the Israel Road Pedestrian and Bike Project
- g. Fiber Optic Cabling Agreement with Washington State Department of Transportation Amendment No. 17

MOTION:

Councilmember Jefferson, moved, seconded by Councilmember Swarthout, to approve the Consent Calendar. Motion carried unanimously.

COUNCIL CONSIDERATIONS:

REGIONAL MEMORANDUM OF UNDERSTANDING (MOU) WITH CITIES OF OLYMPIA, LACEY, THURSTON COUNTY AND PORT OF OLYMPIA FOR PLANNING AND MANAGING THE OLYMPIA/LACEY FAN ZONE FOR THE 2026 FIFA WORLD CUP:

Assistant Administrator Adams presented a Regional Memorandum of Understanding (MOU) with the Cities of Olympia, Lacey, Thurston County and Port of Olympia for the planning and managing of the Olympia/Lacey fan zone for the 2026 International Association Football Federation (FIFA) World cup. This is an agreement that provides the next steps of working with our regional partners to plan fan zone events in the summer of 2026. Assistant Administrator went over the funding history and explained how the Lodging Tax Advisory Committee (LTAC) made the final decision to fund \$7,500 towards it. She introduced David Schaffert, President of the Thurston County Chamber and Jennie Foglia-Jones, Project manager with JFJ Strategies.

President Schaffert gave the history of how the Seattle FIFA chapter reached out to selected communities to host regional fan zones. After it was decided that Thurston County would be a regional fan zone location, the Thurston County Chamber was asked to help and be the lead planner for the events. Project Manager Foglia-Jones defined what a fan zone is, the locations throughout the state hosting them including the location for the Olympia/Lacey fan zone at Port of Olympia's NorthPoint. She also highlighted the dates of the matches, the layout of the fan zone and the activities that would be available to participants.

Council asked clarifying questions and had a lengthy discussion about how the FIFA fan zones would work.

MOTION:

Councilmember Sullivan, moved, seconded by Councilmember Jefferson, to approve the Regional Memorandum of Understanding (MOU) with Cities of Olympia, Lacey, Thurston County and Port of Olympia for Planning and Managing the Olympia/Lacey Fan Zone for the 2026 FIFA World Cup. Motion carried unanimously.

MAYOR/CITY ADMINISTRATOR'S REPORT:

Mayor Dahlhoff reported that the Budget & Finance Committee met on February 27, 2026. She had three highlights from the monthly financial update presentation that Director Nieymeyer gave:

- The general fund is tracking steady with revenues and expenditures remaining aligned with our adopted budget

- Sales tax is holding even though national global risks remain that could affect it in the future
- Utility and enterprise funds are stable

Administrator Simmons reminded everyone about the Council Retreat on March 7, 2026. He also said that the last half of the retreat there will be an in depth presentation on the budget and that soon they will be starting the 2027-2028 biennial budget process. Lastly, he said that some concerned residents have been writing about the closure of the Evergreen pool. He acknowledged that it is challenging times and he has reached out to the school district to make sure they are looking for alternatives for all the resources our schools need.

COUNCILMEMBER REPORTS:

Councilmembers Sullivan and Weedon gave reports.

Councilmember Agabi gave no report.

Councilmember Jefferson gave a report and shared that the Public Works Committee will meet on March 5, 2026, to discuss the following:

- Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project
- Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project
- Committee meeting schedule

Councilmember Swarhout gave a report and shared that the General Government Committee will meet on March 11, 2026, to discuss the following:

- Ordinance No. O2026-001, 93 Ave and Case Rd Annexation
- Committee meeting schedule

Councilmember Von Holtz gave a report and shared that the Public Health and Safety Committee will meet on March 10, 2026, to discuss the following:

- Tentative Tumwater Police Policy 539 – Body Worn Camera Policy – Briefing

- Memorandum of Understanding with the Tumwater School District regarding Temporary Reduction of School Resource Officer (SRO) Staffing
- Interlocal Agreement for Opioid Abatement Council Independent Subcommittee with the Cities of Lacey, Olympia and Thurston County
- Committee meeting schedule

ADJOURNMENT: Mayor Dahlhoff adjourned the meeting at 8:37 p.m.

Prepared by City Clerk, Melody Valiant

MEETING MINUTES



TUMWATER CITY COUNCIL
COUNCIL RETREAT
March 7, 2026

CONVENE: 9:39 a.m.

PRESENT: Mayor Leatta Dahlhoff and Councilmembers Joan Cathey, Angela Jefferson, Meghan Sullivan, Eileen Swarthout, Brandon Weedon and Kelly Von Holtz.

Excused: Councilmember Peter Agabi

Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Acting Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Community Development Director Brad Medrud, Communications Manager Jason Wettstein, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Parks & Recreation Director Chuck Denney, Transportation & Engineering Director Brandon Hicks, Water Resources & Sustainability Director Dan Smith and Executive Assistant Brittaney McClanahan.

Facilitator Amy Leneker

WELCOME, GOALS FOR THE DAY: Administrator Simmons and Mayor Dahlhoff welcomed the Council and staff. Administrator Simmons introduced Amy Leneker, the facilitator for the Council retreat. The goals for the day were discussed. The following topics were discussed:

- Connecting through values
- Retreat agreements & ground rules
- Leadership updates and vision
- Role of the City Attorney/Overview and discussion of the Council rules

There was a lunch break starting at 12:00 p.m. and they reconvened at 12:45 p.m. Management team arrived at 12:40 p.m.

After lunch the following topics were discussed:

- Welcome and vision
- Agenda review/One good thing
- Making the most of Advisory boards
- Budget Presentation

TOUR OF LODGE:

At 3:15 p.m. the group departed to do a tour of the Lodge at 4315 Tumwater Valley Drive. A tour of the lodge was from 3:30 p.m. - 4:00 p.m.

ADJOURNMENT:

With there being no further business, Mayor Dahlhoff adjourned the meeting at 4:00 p.m.

Prepared by Melody Valiant, City Clerk

TO: City Council
 FROM: Doug Sampson, Accounting Technician
 DATE: March 17, 2026
 SUBJECT: Payment of Vouchers

1) Recommended Action:

Staff are seeking City Council ratification of:

- February 27, 2026, payment of Eden vouchers 174873 to 174883 in the amount of \$1,648.86; payment of Enterprise vouchers 189353 to 189417 in the amount of \$672,312.29 and electronic payments 906802 to 906834 in the amount of \$252,068.94
Wire Payments in the amount of \$293,433.29
- March 06, 2026, payment of Eden vouchers 174884 to 174888 in the amount of \$1,504.86; payment of Enterprise vouchers 189418 to 189480 in the amount of \$368,904.55 and electronic payments 906835 to 906855 in the amount of \$701,256.33

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 Finance Manager. The most significant payments* were:

Vendor		
Active Construction, Inc.	129,999.09	PE#21 I-5 Trospen Roundabout Project
Acushnet Company	39,045.12	Bundle of Golf Balls
Emergency Vehicle Solutions LLC	36,312.61	Upfitting new Police Vehicle25-223
Emergency Vehicle Solutions LLC	33,129.50	Upfitting Fire vehicle for Fleet 25-2453
Emergency Vehicle Solutions LLC	33,058.86	Upfitting Fire vehicle for Fleet 25-2454
TCF Architecture, PLLC	79,250.50	TCF City Ops and Maint. Design Phase
West Coast Fence Pros	20,952.70	Chain Link fence access gate. Water. 25-3647
Shea Carr & Jewell, Inc	101,808.03	SCJ Alliance Tumwater Deschutes Valley Trail
Emergency Vehicle Solutions LLC	26,506.72	Upfitting Police vehicle for Fleet 26-378
Emergency Vehicle Solutions LLC	29,618.58	Upfitting Police vehicle for Fleet 26-168
Emergency Vehicle Solutions LLC	29,618.58	Upfitting Police vehicle for Fleet 26-128

Vendor		
Emergency Vehicle Solutions LLC	29,618.58	Upfitting Police vehicle for Fleet 26-169
RH2 Engineering, Inc	20,902.12	Brewery Wellfield Amend 2
Sargent Engineers Inc	33,190.74	Capitol Blvd deck evaluation
LOTT Wastewater Alliance	642,920.64	Feb 2026 LOTT Collections
Tierra Right of Way Services LTD	32,046.50	X Street RAB 1/1/2026 – 1/31/2026

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

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- 3) Policy Support:
- Strategic Priorities & Goals 2026-2032: Tumwater Excellence – Be good stewards of public funds by following sustainable financial strategies.

-
- 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 189353 through 189417 in the amount of \$672,312.29

Electronic payment Nos 906802 through 906834 in the amount of \$252,068.94

Wire payments in the amount of \$293,433.29

Eden

Voucher/Check Nos 174873 through 174883 in the amount of \$1,648.86

Douglas Sampson

Accounting Technician – Accounts Payable

Checks dated 02/27/2026

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 189418 through 189480 in the amount of \$368,904.55

Electronic payment Nos 906835 through 906855 in the amount of \$701,256.33

Wire payments in the amount of \$0

Eden

Voucher/Check Nos 174884 through 174888 in the amount of \$1,504.86

Douglas Sampson

Accounting Technician – Accounts Payable

Checks dated 03/06/2026

TO: City Council
 FROM: Ryan Blaser, Engineer III
 DATE: March 17, 2026
 SUBJECT: Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project

1) Recommended Action:

Authorize the Mayor to sign the Reimbursable Agreement with Washington State Department of Transportation (WSDOT) for the Tumwater Blvd & I-5 Interchange Project.

The Agreement was recommended for approval on the consent calendar at the March 5, 2026 Public Works Committee.

2) Background:

The Interstate 5 / Tumwater Boulevard SW interchange includes an existing traffic signal at the southbound on/off ramp and a stop-controlled condition at the northbound on/off ramp. The existing configuration of the interchange does not meet level of service standards for certain traffic movements and is approaching level of service failures in other movements. In addition, the interchange lacks pedestrian and bicycle facilities. With increased development in the vicinity, the demand on the interchange will increase over time, which will require a full reconstruction of the interchange.

The first phase of the project is currently under design and is focused on constructing a roundabout at the northbound on / off ramp. This improvement will significantly increase the capacity of the interchange and enhance multi-model safety which is needed to support future growth.

The second phase of the project is currently in the preliminary design stage and will include a roundabout for the southbound on / off ramp along with future adjustments to the existing I-5 overpass to accommodate bicycle and pedestrian facilities.

This agreement provides funding for Washington State Department of Transportation staff to complete design review and construction inspection support for work in state right of way.

3) Policy Support:

Strategic Priorities & Goals 2026-2032

Create and maintain a transportation system safe for all modes of travel. Provide a safe, efficient, and cost-effective transportation system.

4) Alternatives:

- Reject the agreement.
-

5) Fiscal Notes:

This reimbursable agreement is for \$200,000, however, the city will only be billed actual direct and related indirect costs. The project includes a mix of development mitigation fees, grants, and ending fund balance from the Transportation CFP.

6) Attachments:

- A. Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project



Washington State Department of Transportation

Project Review Reimbursable Agreement

Project Review Reimbursable Agreement		Applicant or Local Agency City of Tumwater	
Agreement Number J C8658		Billing Address 555 Israel Rd. SW Tumwater, WA 98501	
SWV # 0007172			
Region Olympic		Contact Email	
Contact Name		Contact Phone	
Estimated Costs This estimate is based on the best available information to date and includes WSDOT's Indirect Cost Rate \$200,000		Surety Amount \$ <input type="checkbox"/> Not Applicable	
SR n/a	MP n/a	Project Name Tumwater Blvd & I-5 Interchange	
Detailed Description of Work by WSDOT <input checked="" type="checkbox"/> Project Review Allow compensation for WSDOT labor in reviewing project at the interchange. <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Other			

This AGREEMENT is entered into by and between the Washington State Department of Transportation, hereinafter "WSDOT," and the above named "APPLICANT OR LOCAL AGENCY," hereinafter the "ENTITY;" herein after referred to individually as the "Party" and collectively as the "Parties."

Recitals

- The ENTITY has requested WSDOT to perform the above described work, and WSDOT is authorized and willing to perform the work.
- The ENTITY is responsible for the costs associated with the work.
- WSDOT is prohibited from the costs of mitigating utilities without a real property right under chapter 47.44 RCW

NOW THEREFORE, pursuant to the terms, conditions and performances contained herein and/or attached hereto, and by this reference made a part of this Agreement,

It Is Mutually Agreed to As Follows:

1. GENERAL

- The WSDOT agrees to perform the above described work requested by the ENTITY, using state labor, equipment and materials.
- To secure payment of the potential costs incurred in the review process, WSDOT requests that a Surety Amount in the form of Bond, Assignment of Escrow, Certificate of Deposit, Irrevocable Letter of Credit, Check or Money Order in the amount listed above accompany the endorsed original copy of this Agreement.
- All WSDOT reviews, and/or inspections provided by WSDOT are solely for the benefit of WSDOT and not for the ENTITY or any other third party.

2. PAYMENT

- 2.1 The ENTITY, in consideration of the faithful performance of the work by WSDOT, agrees to reimburse WSDOT for the actual direct and related indirect costs associated with the work, including WSDOT's current administrative indirect cost rate.
- 2.2 The ENTITY agrees to make payment for the work by WSDOT within thirty (30) calendar days from the date of a state invoice.
- 2.3 The ENTITY agrees that if it fails to make payment within thirty (30) calendar days of the invoice, the WSDOT may charge interest in accordance with RCW 43.17.240 and may elect to send the outstanding invoice(s) to a WSDOT contracted collection agency resulting in the assessment of additional fees and/or penalties.
- 2.4 Upon payment of all WSDOT invoices by ENTITY, WSDOT will release rights of remaining Surety Amount.

3. INCREASE IN COST

- 3.1 The Parties agree that the estimated cost of the work may be exceeded by up to twenty-five (25) percent. In the event costs exceed the estimated costs by more than twenty-five (25) percent the Parties agree to modify the estimated cost of work by written amendment, signed by both Parties.

4. ASSIGNMENT

- 4.1 This Agreement, and any claim arising under this Agreement, shall not be assignable or delegable by either Party, either in whole or in part.

5. INDEMNIFICATION

- 5.1 Indemnification: To the extent allowable in law, each Party to this Agreement will protect, defend, indemnify, and save harmless the other Party, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and property), arising out of, or in any way resulting from, each Party's negligent acts or omissions with respect to the provisions of this Agreement. Neither Party will be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and property) is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from the concurrent negligence of the Parties, their agents, officials, or employees, and/or involve those actions covered by RCW 4.24.115, the defense and indemnity provisions provided herein will be valid and enforceable only to the extent of the negligence of the indemnifying Party, its agents, officials, or employees.
- 5.2 The Parties agree that their obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of their officers, officials, employees, or agents. For this purpose only, the Parties, by mutual negotiation, hereby waive, with respect to each other only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.
- 5.3 This indemnification and waiver will survive the termination of this Agreement.

6. AMENDMENT

- 6.1 This Agreement may be amended by the mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

7. TERMINATION

- 7.1 Either Party may terminate this Agreement, with or without cause, by providing written notice to the other of such termination and specifying the effective date thereof at least thirty (30) calendar days before the effective date of such termination. The ENTITY will reimburse WSDOT for all charges up to the date of termination.

8. DISPUTES

- 8.1 The Parties shall work collaboratively to resolve disputes and issues arising out of, or related to this Agreement. Disagreements shall be resolved promptly and at the lowest level of hierarchy.

- 8.2 In the event that a dispute arises under this Agreement which cannot be resolved by the parties as outlined in Section 8.1, the dispute will be settled in the following manner: Each Party will appoint a member to a dispute board. The members so appointed will jointly appoint a third member to the dispute board who is not employed by or affiliated in any way with either Party. The dispute board will evaluate the facts, contract terms, and applicable statutes and rules and make a determination of the dispute. The determination of the dispute board will be final and binding on the Parties. Any costs associated with appointing the third member will be equally shared between the Parties. Each Party shall be responsible for its own costs, including attorneys fees.
- 8.3 The Parties agree that any legal action to enforce any right or obligation under this Agreement may only be brought in Thurston County Superior Court.

9. UTILITY MITIGATION

- 9.1 The Parties agree that should there be any utilities in conflict with the work, which are located within the ENTITY’S jurisdiction, they shall be identified in a timely manner that does not delay the work. The Parties agree to work together in good faith to identify all utilities in conflict with the work. The ENTITY shall develop a utility listing of all facilities in conflict with the work and include the mode of occupation or accommodation for each utility, including but not limited to a franchise, permit, lease, easement, etc. The Parties agree to work together to conduct a thorough utility conflict analysis. Further, the ENTITY agrees that they shall adequately mitigate all utilities so as to not be in conflict with the work, including temporary or permanent relocation. This includes mitigating all utilities who occupy the underlying right-of-way via franchise, permit, ordinance, lease, easement, or any other mode of occupation, in a timely manner that does not delay the work.
- 9.2 State law prohibits WSDOT from expending any funds to mitigate a utility conflict unless the utility’s facilities occupy the underlying right-of-way via a compensable, real property interest, such as an easement. WSDOT does not recognize ENTITY issued franchises, permits, ordinances, or other similar accommodation agreements issued by ENTITY as instruments that convey a compensable, real property interest to a utility. WSDOT, at its sole discretion, reserves the right to alter, de-scope or terminate any of the work within the ENTITY’s jurisdiction at any time if the terms of this section are not satisfied.

10. TERM OF AGREEMENT

- 10.1 The term of the Agreement shall begin upon the date of execution and shall remain in effect until WSDOT has completed the above described work and the ENTITY has made full payment, whichever comes last, unless modified according to Section 6, “AMENDMENT,” above.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date last signed by the PARTIES below.

REQUESTING ENTITY	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
By: _____	By: _____
Printed: _____	Printed: _____
Title: _____	Title: _____
Date: _____	Date: _____

TO: City Council
 FROM: Colby Fletcher, Engineer III
 DATE: March 17, 2026
 SUBJECT: Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project

1) Recommended Action:

Authorize the Mayor to accept the Final Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project as complete and authorize the release of the performance bond as soon as the laws of the state of Washington allow.

This Final Acceptance was recommended for approval on the consent calendar at the March 5, 2026 Public Works Committee.

2) Background:

This project focused on multi-modal improvements on Linwood Avenue from Susitna Lane to 2nd Avenue with a primary focus on pedestrian and bicycle safety improvements. The project constructed new sidewalk and fill-in sections of missing sidewalk along Linwood Avenue and adjacent streets to complete a walkable path between residential neighborhoods and Michael T. Simmons Elementary School. Traffic curb bulb-outs were also constructed at select locations to identify parking areas, provide traffic calming, and reduce vehicle travel speeds. Other improvements included upgrades to existing sidewalk ramps to new ADA standards, concrete driveways, stormwater improvements, asphalt pavement overlay, roadway pavement marking, and signage upgrades.

The Public Works contract with the low bidder, Northwest Cascade, was signed on July 25, 2024, for \$1,451,572.00. Work on this project is now complete, and the final contract total is \$1,683,380.45.

3) Policy Support:

Strategic Priorities & Goals 2026-2032

Create and maintain a transportation system safe for all modes of travel. Improve maintenance and interconnectivity of a bicycle and pedestrian system.

4) Alternatives:

- Do not accept the project as complete and direct staff to pursue alternative actions(s).
-

5) Fiscal Notes:

The project was funded in part by the Transportation Improvement Board (TIB) Fuel Tax Agreement, where a total of \$393,750 was awarded. Local funding match comes from the TBD and Transportation CFP.

6) Attachments:

A. Vicinity Map

LINWOOD AVENUE SIDEWALK, SUSITNA LANE TO 2ND AVENUE



LEGEND

-  SIDEWALK/DRIVEWAY/ADA RAMP IMPROVEMENTS
-  MILL AND INLAY

TO: City Council
 FROM: Kelly Adams, Assistant City Administrator
 DATE: March 17, 2026
 SUBJECT: Interlocal Agreement with the Cities of Lacey, Olympia and Thurston County for Opioid Abatement Council Independent Subcommittee

1) Recommended Action:

Authorize the Mayor to sign the restated Interlocal Agreement with the Cities of Lacey, Olympia and Thurston County for the Opioid Abatement Council Independent Subcommittee.

The agreement was recommended for approval on the consent calendar at the March 10, 2025, Public Health and Safety Committee meeting.

2) Background:

Prescription opioid abuse is a persistent and devastating problem nationwide. Pharmaceutical manufacturers, distributors, and dispensers contributed to this crisis, significantly impacting public health and resources. Lawsuits against these entities led to several state and national settlements. Washington jurisdictions not involved in the original litigation joined settlements by signing the One Washington Memorandum of Understanding (MOU). Tumwater joined and is projected to receive about \$931,000, paid in full or in installments. Future settlements may increase this amount.

The One WA Agreement requires the establishment of regional Opioid Abatement Councils (OAC). Tumwater participates in the Cascade Pacific Action Alliance Region, governed by a regional Interlocal Agreement (ILA). In 2023, Thurston County and local cities established a county-level OAC to ensure funds are used in accordance with settlement agreements. The Thurston County OAC met four times in 2025. Council Member Peter Agabi is the current representative to the OAC.

On November 3, 2025, the Council agreed to pool Tumwater's funds with the other Thurston County jurisdictions. To maximize the impact of funding, the OAC ILA is updated to clarify how jurisdictions can pool funds and how the OAC will recommend project funding. The OAC has asked County staff to draft a Request for Proposals (RFP) for eligible projects, to be announced once pooling is authorized. The County will commit \$500,000 in settlement funds to this RFP in both 2026 and 2027.

Tumwater is projected to receive about \$931,000 from settlements, with \$365,805 already received. Four settlements are paid in full; five have annual payments through 2038. Two settlements have unknown amounts for Tumwater. About \$415,784 will be available in 2026 and \$46,049 in 2027, totaling roughly \$461,833. After the ILA is adopted, staff will amend the 2025-2026 budget to authorize spending and include 2027 funds in the next biennial budget.

3) Policy Support:

Strategic Priorities & Goals 2026-2032

Vibrant, Livable, and Inclusive Community:

Build a community recognized for quality, compassion, and humanity.

4) Alternatives:

- Choose not to pool Opioid Settlement Funds with the other jurisdictions and direct City staff to create a process to use the funds consistent with the One Washington Agreement.
-

5) Fiscal Notes:

N/A

6) Attachments:

- A. First Amended and Restated Interlocal Agreement for Opioid Abatement Council Independent Subcommittee

**FIRST AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR OPIOID ABATEMENT COUNCIL INDEPENDENT SUBCOMMITTEE**

This Interlocal Agreement (the "**Agreement**") is made and entered into pursuant to Chapter 39.34 RCW, the "Interlocal Cooperation Act," by and between Thurston County, Washington, a political subdivision of the State of Washington; the City of Lacey, a municipal corporation organized under the laws of the State of Washington; the City of Olympia, a municipal corporation organized under the laws of the State of Washington; and the City of Tumwater, a municipal corporation organized under the laws of the State of Washington. The above-mentioned local governments will be collectively referred to herein as the "**Parties**."

RECITALS

- A. The Parties are all "**Participating Local Governments**" as defined by the "One Washington Memorandum of Understanding Between Washington Municipalities" ("**One WA MOU**"), attached hereto as **Exhibit A** and incorporated herein by reference.
- B. The One WA MOU is one of the primary governing documents concerning how Participating Local Governments are to receive opioid abatement funding (referred to therein as "**Opioid Funds**") resulting from the settlement of opioid litigation. The One WA MOU provides that Opioid Funds are to be allocated within allocation regions, referred to therein as "**Allocation Regions**"). The Parties are all within the Cascade Pacific Action Alliance Region.
- C. The One WA MOU provides that each Allocation Region must have an Opioid Abatement Council ("**OAC**"), whose composition and responsibilities shall be defined by Regional Agreement or as set forth in Section C.4 of the One WA MOU.
- D. The Participating Local Governments in the Cascade Pacific Action Alliance Region established an OAC by executing the "Regional Agreement of the Cascade Pacific Action Alliance Region Participating Local Governments (the "**Regional Agreement**"), attached herein as **Exhibit B** and incorporated herein by reference.
- E. The Regional Agreement provides that the Cascade Pacific Action Alliance Region's OAC is comprised of independent subcommittees, with the independent subcommittee of the Parties herein being the "**Thurston County and Cities Independent Subcommittee**." Section 8 of the Regional Agreement provides that each independent subcommittee is responsible for the specific functional duties of the OAC.
- F. On July 20, 2023, the Parties entered into an Agreement titled Interlocal Agreement for Opioid Abatement Council Independent Subcommittee, which constituted the agreement between the Parties as to how the OAC duties of the Thurston County and Cities Independent Subcommittee are to be performed, consistent with the One WA MOU and Regional Agreement.
- G. The Parties now wish to amend and restate the Agreement to clarify how some opioid settlement funding would be pooled for the greater benefit of the Parties.

AGREEMENT

1. **Incorporation of Recitals.** The foregoing Recitals A through G are incorporated herein by reference as substantive provisions of this Agreement.
2. **Thurston County and Cities Council.** The Parties agree that the Regional Agreement sets forth specific OAC administrative tasks for each independent subcommittee. The

Parties also agree that Section C(4)(h) of the One WA MOU provides that the OAC "shall be composed of representation from both Participating Counties and Participating Towns or Cities within the Region," and that the "method of selecting members, and the terms for which they will serve" will be determined by the Participating Local Governments. Accordingly, the Parties agree that each Participating Local Government within the Thurston County and Cities Independent Subcommittee will appoint one representative to serve on the "**Thurston County and Cities Council.**" The term for each member of the Thurston County and Cities Council will be three (3) years, and terms may be successive with no term limits.

3. **Administrative Duties.** The administrative duties of the Thurston County and Cities Independent Subcommittee will be performed as follows:
 - a. At least annually, the Thurston County and Cities Council will convene to review and fulfill oversight obligations regarding the distribution of Opioid Funds from Participating Local Governments to programs and services within the territories of the Parties.
 - b. At least annually, the Thurston County and Cities Council will convene to review the Parties' expenditure reports for compliance with the Approved Purposes listed in the One WA MOU and any opioid settlement.
 - c. The Parties will make all their decisions on Opioid Fund allocation applications, distributions, and expenditures publicly available. Thurston County will compile or link the Parties' information on a single webpage.
 - d. The Parties will all make expenditure data publicly available, at least on an annual basis. Thurston County will develop and maintain a centralized public dashboard or other repository for the publication of the Parties' expenditure data on the Thurston County website and update it at least annually.
 - e. Hearing complaints by the Parties regarding alleged failure to (1) use Opioid Funds for Approved Purposes, or (2) comply with reporting requirements will be handled as follows:
 - I. Each Party will maintain its own internal complaint process and hear complaints internally, with an opportunity to correct any complaint.
 - II. If the Party is unable to resolve the complaint through its own internal complaint process, the Thurston County and Cities Council will convene to hear the complaint, and the Party will have an opportunity to present its position on the complaint through written and oral argument. If the Thurston County and Cities Council concludes that the Party did not comply with the Approved Purposes from the One WA MOU or that the Party otherwise misused its allocation of Opioid Funds, the Thurston County and Cities Council may take any remedial action consistent with the terms of the One WA MOU.

4. **Public Records; Records Maintenance and Audits.** Each Party is responsible for its own compliance with the Public Records Act, Chapter 42.56 RCW, in connection with this Agreement. The Parties agree to cooperate with each other to the extent necessary for any Party to comply with the Public Records Act. That said, no Party is required to coordinate its response to a public records request with another Party or forward a public records request to another Party to the extent the Party believes a public records request was misdirected to it.

Opioid Funds will be subject to mechanisms for auditing and reporting to provide public accountability and transparency. All records related to the receipt and expenditure of Opioid Funds shall be maintained for no less than five (5) years and such records shall be available for review by the Parties to this Agreement, government oversight authorities, and the public.

5. **Funding.** The Parties agree to pool some or all opioid settlement funding received after January 1, 2018, as directed by each jurisdiction's legislative body on an annual basis.
- a. Each jurisdiction must convey to the Thurston County and Cities Independent Subcommittee the percentage of its funding or specific dollar amount to be pooled for the following calendar year by June 30th each year.
 - I. If no decision is conveyed by June 30th, then the amount to be pooled shall remain the same as the prior year.
 - II. For calendar years 2026 and 2027, Thurston County agrees to pool \$500,000 per year.
 - b. The Lead Agency may utilize up to 10% of the pooled funding for administrative costs related to the shared budget, such as contract and fiscal management.
 - I. This 10% is independent from the 10% outlined in Section 7 for the administration of the Opioid Abatement Council and is to be tracked separately to be reported on an annual basis.
 - c. All funds contributed by the Parties for the purposes set forth in this Agreement, shall be deposited in the treasury of the Lead Agency, as described in Section 6.
 - I. Unspent pooled funds may be carried over and used in subsequent years to the extent which is allowed by federal and state law for projects, programs, and activities consistent with this Agreement.
 - II. Unallocated opioid settlement funds will be returned to the Parties for their own use, with all funds to be used in accordance with the One Washington MOU – including allowable uses, reporting, and all other sections.
 - d. The Thurston County and Cities Independent Subcommittee will make funding recommendations and serve in an advisory capacity to the Thurston County Board of County Commissioners. The BoCC will authorize funding for these grants but will not deviate from the funding

recommendations provided by the Subcommittee.

- I. Pooled funding recommendations will be presented to the BoCC as one recommendation. The BoCC must approve the entire recommendation for the approval to move forward and the funding to be authorized. No changes may be made to the recommendation by the BoCC.
 - II. In the event the BoCC does not approve the funding recommendation, the Subcommittee will review the recommendations and consider revisions. The Subcommittee will submit a final recommendation to the BoCC, who will assess the recommendations and make a final decision to either approve or reject the entire recommendation.
 - III. In the event the BoCC does not approve the funding recommendation for the second time, the pooled funds will be returned to the Parties for their own use.
6. **Lead Agency.** Thurston County will act as the Fiscal Agent and Lead Agency on behalf of the Parties in administering all contracts and processing all invoices and receipts for any pooled funds. Thurston County shall name a program manager who shall be responsible for the operations of the Thurston County and Cities Independent Subcommittee. The program manager will be responsible for the following: meeting coordination and agenda preparation, support related to opioid settlement funding, and coordination of the request for proposal and award process. Lead Agency will document all costs related to Section 5.a and report such costs to the Parties on an annual basis. The Lead Agency will coordinate with the Parties in preparing required local and state reporting materials.
7. **Administrative Costs.** Pursuant to Section C(4)(b) of the One WA MOU, ten percent (10%) of Opioid Funds received by all of the Participating Local Governments will be reserved, on an annual basis, for administrative costs related to the OAC. Under the Regional Agreement, the independent subcommittees of the Cascade Pacific Action Alliance Region OAC are required to provide an annual budget and accounting for actual costs and will be reimbursed for those costs from the independent subcommittee's proportionate share of Opioid Funds, provided the reasonable administrative costs shall not exceed actual costs or 10%, whichever is less.

The Parties agree to separately and individually create an annual budget and document their administrative costs related to performing their obligations related to the OAC and this Agreement, and to provide the budget and administrative cost documentation to the Thurston County and Cities Council at least annually. The Parties understand and agree they will be reimbursed for those costs from their proportionate share of Opioid Funds.

8. **Mutual Indemnity.** To the extent of its comparative liability, each Party agrees to indemnify, defend and hold the other Party, its elected and appointed officials, employees, agents and volunteers, harmless from and against any and all claims, damages, losses and expenses, including but not limited to court costs, attorney's fees and alternative dispute resolution costs, for any personal injury, for any bodily injury, sickness, disease or death and for any damage to or destruction of any property (including the loss of use resulting therefrom) which are alleged or proven to be caused by an act or omission, negligent or otherwise, of its elected and appointed officials, employees, agents or volunteers.

In the event of any concurrent act or omission of the Parties, each Party shall pay its proportionate share of any damages awarded. The Parties agree to maintain a consolidated defense to claims made against them and to reserve all indemnity claims against each other until after liability to the claimant and damages, if any, are adjudicated. If any claim is resolved by voluntary settlement and the Parties cannot agree upon apportionment of damages and defense costs, they shall submit apportionment to binding arbitration.

9. **Survival of Indemnity Obligations.** The Parties agree all indemnity obligations shall survive the completion or expiration of this Agreement.
10. **Compliance with Laws.** The Parties and their officials, officers, employees, agents, and subcontractors shall comply with all applicable federal, state, and local laws, regulations, rules, and policies.
11. **Relationship of the Parties.** The Parties' relationship exists solely for the limited purposes outlined in the Regional Agreement and the One WA MOU for receiving Opioid Funds. This Agreement, and the Parties' activities under it, shall not be construed as creating any kind of partnership or joint venture, nor shall it be construed as creating any kind of independent contractor, agency, or employment relationship between the Parties.
12. **No Third-Party Rights.** This Agreement is entered into by the Parties solely for their own benefit and it creates or grants no rights of any kind to any other party.
13. **Waiver.** No term or condition of this Agreement shall be deemed waived unless such waiver is expressly agreed to in writing by all Parties. In addition, waiver of any breach of this Agreement shall not be deemed a waiver of any prior or subsequent breach.
14. **Amendment.** This Agreement can only be amended in writing, and only upon execution by all Parties.
15. **Entire Agreement.** The Parties acknowledge that this Agreement is the complete expression of their agreement regarding the subject matter of this Agreement. Any oral or written representations or understandings not incorporated into this Agreement are specifically excluded.
16. **Headings.** The headings in this Agreement are for convenience only and shall not be deemed to affect the meaning of its provisions.
17. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the remaining provisions that can be given effect without the invalid provision, provided that the underlying intent of the Parties can still be given effect.
18. **Signature Authority.** Each person signing this Agreement on behalf of a Party warrants that he or she has full authority to sign this Agreement on that Party's behalf.
19. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall be deemed one agreement. Each counterpart may be executed and delivered by facsimile to the other party.

20. **Exhibits.** The following exhibits are incorporated into this Agreement by reference.

I. Exhibit A- One Washington Memorandum of Understanding Between Washington Municipalities" ("**One WA MOU**")

II. Exhibit B - Regional Agreement of the Cascade Pacific Action Alliance Region Participating Local Governments (the "**Regional Agreement**")

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this __ day of _____, 2026.

CITY OF LACEY

DATED: _____

Attest: _____
Clerk

City Manager

Approved as to form:

City Attorney

CITY OF OLYMPIA

DATED: _____

Attest: _____
Clerk

City Manager

Approved as to form:

City Attorney

CITY OF TUMWATER

Item 6h.

DATED: _____

Mayor

Attest: _____
Clerk

Approved as to form:

City Attorney

THURSTON COUNTY

DATED: _____

County Manager

Attest: _____
Clerk

Approved as to form:
Jon Tunhiem, Prosecuting Attorney

Deputy Prosecuting Attorney

TO: City Council
 FROM: Carlos Quiles, Jr., Acting Police Chief
 DATE: March 17, 2026
 SUBJECT: Memorandum of Understanding with the Tumwater School District regarding Temporary Reduction of School Resource Officer (SRO) Staffing

1) Recommended Action:

Authorize the Mayor to sign the Memorandum of Understanding between the Tumwater School District and the City of Tumwater regarding the temporary reduction of the School Resource Office (SRO) staffing.

This Memorandum of Understanding (MOU) was recommended for approval on the consent calendar at the March 10, 2026, Public Health and Safety Committee meeting.

2) Background:

On February 19th, 2026, the Tumwater Police Department was forced to take the drastic step of temporarily removing one of the two School Resource Officer's from the Tumwater School District. The move was necessary due to the department experiencing approximately thirty percent of its sworn officer positions being unavailable due to vacancies, officers awaiting academy placement, personnel in training, or members assigned to limited duty status because of medical conditions. To maintain minimum patrol staffing levels necessary to provide timely emergency response, the department made this difficult temporary decision. This temporary decision followed the reassignment of all other specialty positions within the department and was made only after careful consideration of available alternatives.

3) Policy Support:

Mission, Vision & Values - Partnership

We work in partnership with residents, businesses, community organizations, and governments to address challenges and advance shared goals.

4) Alternatives:

- Place the Memorandum of Understanding between the Tumwater School District and the City of Tumwater be placed on the March 17th, 2026, City Council consideration calendar.
 - Don't sign the Memorandum of Understanding between the Tumwater School District and the City of Tumwater
-

5) Fiscal Notes:

The District's reimbursement to the City for the 2025-2026 school year shall be prorated to reflect the reduction to one SRO position for the duration of this temporary emergency

shortage. The district agrees to pay half of the monthly salary for the one SRO on site for a total of \$8,068.00 per month.

6) Attachments:

- A. Memorandum of Understanding between the Tumwater School District and the City of Tumwater regarding temporary reduction of School Resource Officer (SRO) staffing
- B. 2026 School Resource Officer schedule

MEMORANDUM OF UNDERSTANDING
BETWEEN THE TUMWATER SCHOOL DISTRICT AND THE CITY OF TUMWATER
REGARDING TEMPORARY REDUCTION OF SCHOOL RESOURCE OFFICER (SRO) STAFFING

I. PARTIES

This Memorandum of Understanding (MOU) is entered into between the **Tumwater School District** ("District") and the **City of Tumwater** ("City"), collectively referred to as the "Parties."

II. PURPOSE

The purpose of this MOU is to formally document a temporary modification to the [Interlocal Agreement](#) (ILA) for the School Resource Officer Program. Due to an emergency staffing shortage within the Tumwater Police Department, the Parties agree to reduce the number of assigned SROs from two (2) to one (1) for the remainder of the 2025-2026 school year.

III. MODIFIED STAFFING AND DEPLOYMENT

1. **Staffing Reduction:** Effective February 23, 2026, the City will assign one (1) regularly employed Tumwater Police Officer to serve as the SRO for the District.
2. **Coverage:** The remaining SRO will provide coverage for all secondary schools rotating each day with one day of the week set aside for an elementary school. See attached schedule.

V. FISCAL IMPACT

The District's reimbursement to the City for the 2025-2026 school year shall be prorated to reflect the reduction to one SRO position for the duration of this emergency shortage. The district agrees to pay half of the monthly salary for the one SRO on site for a total of \$8,068.00 per month.

VI. TERM AND TERMINATION

This MOU shall remain in effect until August 31, 2026 or until such time as the City determines the staffing emergency has been resolved, whichever occurs first.

VII. SIGNATURES

City of Tumwater

Tumwater School District

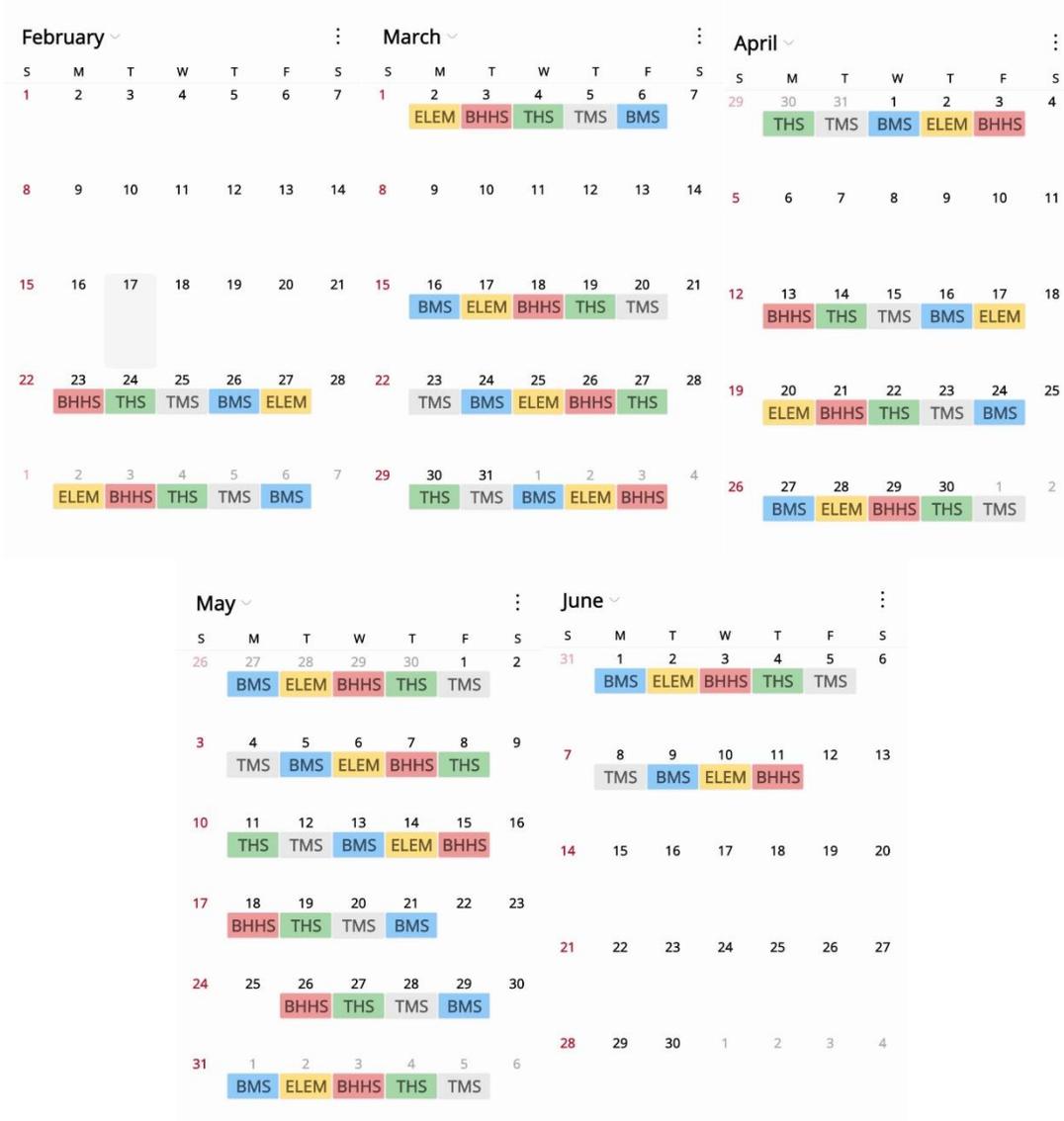
Leatta Dahlhoff, Mayor

Kevin Bogatin, Superintendent

Date: _____

Date: _____

SCHOOL RESOURCE OFFICER SETH STAUFFER SCHEDULE 2026



EMAIL: SETH.STAUFFER@TUMWATER.K12.WA.US and SSTAUFFER@CI.TUMWATER.WA.US

MONDAY-FRIDAY 7am-3pm

WORK CELL: 360-485-9959

TO: City Council
FROM: Brittaney McClanahan, Executive Assistant
DATE: March 17, 2026
SUBJECT: Advisory Board Appointment of Matthew Rounsley to the Planning Commission

1) Recommended Action:

Approve Mayor Dahlhoff's appointment of Matthew Rounsley to the Planning Commission.

2) Background:

Matthew Rounsley has been interviewed and has expressed interest in filling the vacancy on the Planning Commission. Upon Council confirmation, Matthew's term will be effective immediately through November 1, 2026.

3) Policy Support:

Vision | Mission | Values

Partnership: We work in partnership with residents, businesses, community organizations and governments to address challenges and advance shared goals.

4) Alternatives:

- Approve the appointment
 - Do not approve the appointment
-

5) Fiscal Notes:

There is no fiscal impact associated with this report.

6) Attachments:

- A. Application and supplemental applicant information.

Application

Complete the application, attach a letter of interest, a resume, or any other documents showing your current qualifications and interests.

Name: Matthew Rounsley

Address: [Redacted]
[Redacted]

Telephone: (Home) _____ (Mobile) [Redacted]

(Work) _____

Date: 8/5/25 Email: [Redacted]

Review the Advisory Board, Commission, and Committee descriptions and rank your preferred assignments with #1 indicating first choice, #2 second choice, etc.

Board, Committee, or Commission	Preference Number
<u>Barnes Lake Management District Steering Committee</u> Eleven members; Mayoral appointment; two-year terms; active	_____
<u>Board of Parks and Recreation Commissioners</u> Seven members; Mayoral appointment with Council confirmation; three-year terms; active	_____
<u>Civil Service Commission</u> Three members; Mayoral appointment; six-year terms; active	_____
<u>Historic Preservation Commission</u> Seven members; Mayoral appointment with Council confirmation; three-year terms; active	_____
<u>Lodging Tax Advisory Committee</u> Five to seven members; Mayoral appointment with Council confirmation; annual term; active	_____
<u>Planning Commission</u> Nine members; Mayoral appointment with Council confirmation; four-year terms; active	1 _____
<u>Tree Board</u> Five to seven members; Mayoral appointment with Council confirmation; three-year terms; active	_____

Matthew Rounsley

Tumwater, WA

[LinkedIn](#)

August 5, 2025

Mayor Debbie Sullivan
Tumwater City Council
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501

Dear Mayor Sullivan and Councilmembers,

I am writing to express my interest in serving on the Tumwater Planning Commission. As a dedicated public servant and current Planning Commissioner for the City of Tenino, I bring hands-on experience with comprehensive planning, zoning, and land use review. I would be honored to contribute my skills and regional perspective to Tumwater's growth and long-term planning efforts.

In my current role as Executive Assistant to Thurston County Commissioner Wayne Fournier, I support county-level policy development, public engagement, and intergovernmental coordination on issues ranging from infrastructure to growth management. I also represent the Commissioner in regional policy forums and advise on legislative matters—work that has deepened my understanding of how city planning intersects with broader county and state initiatives.

I have lived in Thurston County my entire life and reside within the city limits of Tumwater and also have a strong professional and civic connection to the city. I believe that Tumwater is at a pivotal moment, with real opportunities to lead on housing, sustainable development, and transportation planning. I have served as a member of the Tenino Planning Commission since 2023 and co-led the Tenino Climate Policy Advisory Team. Through these appointments I've worked on Tenino's comprehensive plan, the climate element, and strategic planning for the city's land use for economic vitality. I would bring a thoughtful, community-focused, sustainable growth approach to Tumwater's Planning Commission.

I understand the importance of public transparency, balanced development, and preserving community character. I'm also prepared to commit to the Commission's regular evening meeting schedule and to contribute meaningfully to its advisory role.

Thank you for considering my application. I would welcome the opportunity to serve Tumwater and support the City Council's vision through this important appointment.

Sincerely,



Matthew Rounsley

Matthew RounsleyTumwater, WA | [REDACTED] | [LinkedIn](#)

Experienced communications and legislative professional with a track record of crafting messaging, managing media, and developing outreach strategy for elected officials and private organizations.

AREAS EXPERTISE:

- Administrative Operations
- Social Media Management
- Public Relations
- Strategic Communications
- Strategic Planning
- Training & Mentorship
- Policy Development
- Program Management
- Process Improvement

EDUCATION:**Bachelor of Arts in Public Affairs; Minor in Sociology**

Washington State University – Vancouver, WA, 2022 (Cum Laude, GPA 3.66)

Associates in Arts; Emphasis in Political Science

Centralia College – Centralia, WA, 2020 (High Honors, GPA 3.84) Phi Theta Kappa; Chapter & Regional President

CAREER EXPERIENCE:**Commissioner Executive Assistant / Executive Aide - Thurston County - Olympia, WA** *Dec 2023 - Current*

- Manage public relations responsibilities, including drafting speeches, press releases, and social media content; coordinate media interviews and develop talking points for meetings.
- Provide high-level administrative and confidential support to an elected County Commissioner, managing complex scheduling, communications, constituent relations, and leading multiple simultaneous projects.
- Led development and launch of the Thurston County Art Contest, the only county-wide, all-ages art competition; oversaw the 2024 inaugural program and drove 100% overall growth and increased rural participation in 2025.
- Represent the Commissioner at local and regional policy development meetings.
- Advise Commissioner on policy positions by conducting legislative analysis and drafting; prepare reports, briefings, and recommendations.
- Develop strategic plans for analysis, optimization, and reorganization of Thurston County department operations, including county communications.

Staff Assistant & Grants Team Manager - US Congresswoman Strickland - Olympia, WA *Apr 2023 - Dec 2023*

- Implemented four targeted process improvements that boosted internal communication and increased tracking metrics.
- Produced and delivered daily briefing books, enabling the member to prepare efficiently for all meetings and events.
- Recruited, hired, and mentored interns, guiding project execution to align with strategic organizational goals.
- Managed office operations by overseeing technology setup and vendor relationships, ensuring seamless daily functions.
- Directed grants team and oversaw public relations projects including drafting letters of support, grant research, and workshop development and administration.
- Led drafting of constituent responses for state referral casework on behalf of Congresswoman

Committee Assistant (Session) - Washington State Senate - Olympia, WA*Dec 2022 - April 2023*

- Managed confidential legislative information to support Senators and staff in developing weekly agendas and information packets for the Senate Agriculture, Water, Natural Resources, & Parks Committee.
- Analyzed gubernatorial appointment documents to create floor notes for senate confirmation hearings and operated multiple technology platforms for public-facing updates.

Candidate Services Recruiter (Contract) - Amazon Student Programs – Seattle, WA*Apr 2022 - Dec 2022*

- Managed high-volume email correspondence, consistently surpassing service level agreements by over 50% to enhance candidate experience.
- Developed resources, including process outlines and 90 templated responses, to standardize communication and streamline operations for a 50-member team.
- Developed training materials and trained 7+ new employees across multiple time zones and two continents.

Client Success Coordinator - Anderson Business Advisors – Remote Washington*Oct 2021 – April 2022*

- Managed a portfolio of 300+ clients, serving as the primary liaison to ensure timely resolution of complex inquiries and maintain high client satisfaction.
- Designed and implemented personalized communication strategies that strengthened client relationships and improved retention rates.
- Re-engaged lapsed or dissatisfied clients through targeted outreach and issue resolution, successfully restoring trust and increasing account retention.

Legislative Intern - State Board for Community & Technical Colleges - Olympia, WA*Nov 2019 - Apr 2020*

- Advocated for the organization's policy positions, effectively communicating with legislators and stakeholders on key issues, including the Washington College Grant and Open Education Resource requirements.
- Composed newsletter articles to update stakeholders about legislative efforts, fostering transparency and encouraging active engagement.
- Scheduled meetings with legislators to discuss funding corrections for higher education initiatives and organized advocacy efforts.

Customer Service Supervisor - Kiperts Korner Feed – Tumwater, WA*May 2018 – March 2021*

- Led a team of eight employees, fostering collaboration and driving operational efficiency to improve customer satisfaction.
- Co-led social media strategy and implemented process improvements that enhanced service delivery and optimized inventory management during COVID-19.
- Managed crisis situations and de-escalated customer conflicts, preserving client relationships under high-stress conditions.

State Sentinel/ Elected Representative - Washington FFA Association*June 2017 - June 2018*

- Coordinated advocacy meetings with 17 legislators to effectively present youth agricultural issues and influence policy decisions.
- Created and facilitated leadership and lifestyle workshops for middle and high school students, enhancing their skills through interactive learning.
- Developed and maintained social media content for Facebook and Instagram, reaching over 10,000 followers and promoting organizational initiatives.

COMMUNITY INVOLVEMENT & APPOINTMENTS:

- Leadership Thurston County, Thurston County Chamber of Commerce, Class of 2025
- Mayor-Appointed Commissioner, City of Tenino Planning Commission (Term through 2028)
- Member, City of Tenino Climate Policy Advisory Team
- Public Speaking and Employment Skills Coach & Volunteer Judge, Tenino FFA
- Workshop Facilitator for Tenino FFA, Leadership Thurston County, and other community groups
- Former Committee Member, Thurston County Youth Market Sale Committee (2018-2021)
- State Convention Delegate Coordinator, Washington FFA (2019–2021)

TO: City Council
 FROM: Dana Bowers, Associate Planner
 DATE: March 17, 2026
 SUBJECT: Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation (TUM-25-0128)

1) Recommended Action:

Adopt Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation.

The ordinance was recommended for adoption on the considerations calendar by the General Government Committee at their March 11, 2026 meeting.

2) Background:

The owners of two properties located in Tumwater’s urban growth area at the northwest corner of 93rd Avenue SW and Case Road SW in unincorporated Thurston County filed petition applications under Chapter 35A.14 RCW for annexation to the City on February 5, 2025, that were deemed complete on March 18, 2025, after payment of the necessary review fees.

The General Government Committee was briefed on the proposed annexation petitions at their April 15, 2025, meeting. On May 6, 2025, the City Council met with the petitioners, agreed to accept the proposed annexation for further processing, and determined that the owners of parcels proposing to be annexed will be required to assume a proportionate share of existing City indebtedness.

The Thurston County Assessor certified that the sixty percent petitions as legally sufficient (i.e., containing valid signatures representing at least 60 percent of the assessed property value) on June 3, 2025.

After the General Government Committee was briefed on Resolution No. R2025-011, Intent to Annex 93rd Ave and Case Rd. SW, on June 9, 2025, the City Council held a duly noticed public hearing on the resolution on August 19, 2025, and adopted the resolution.

Staff forwarded the petition and Notice of Intent to the Boundary Review Board for their review. The Boundary Review Board approved the annexation on January 3, 2026.

The General Government Committee reviewed Ordinance No. O2026-001, 93 Avenue SW and Case Road SW and provided a recommendation to adopt at their meeting on March 11, 2026.

3) Policy Support:

Goal LU-2: Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

Policy LU-2.5 Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County

4) Alternatives:

None.

5) Fiscal Notes:

An initial review of the fiscal impact of the proposed annexations was completed in advance of the May 6, 2025, City Council meeting.

6) Attachments:

- A. Presentation - 93rd Avenue SW and Case Road SW Annexation
- B. Ordinance No. O2026-001 - 93rd Avenue SW and Case Road SW Annexation

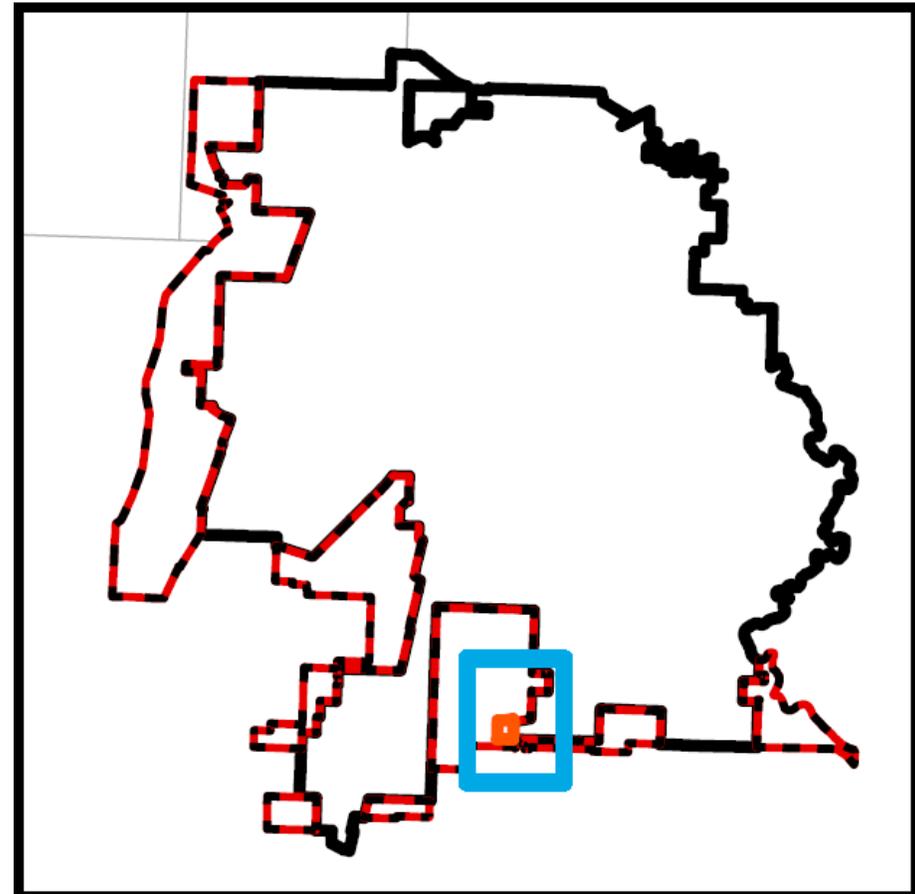


Ordinance No. O2026-001 93rd Avenue SW & Case Road SW Annexation

City Council, March 17, 2026
Dana Bowers, Community Development

Background

- Owner initiated
- 93rd Avenue SW and Case Rd SW
- Within Urban Growth Area
- Accepted fair share of the City's indebtedness
- Accepted the City's land use designations and zone districts for their property

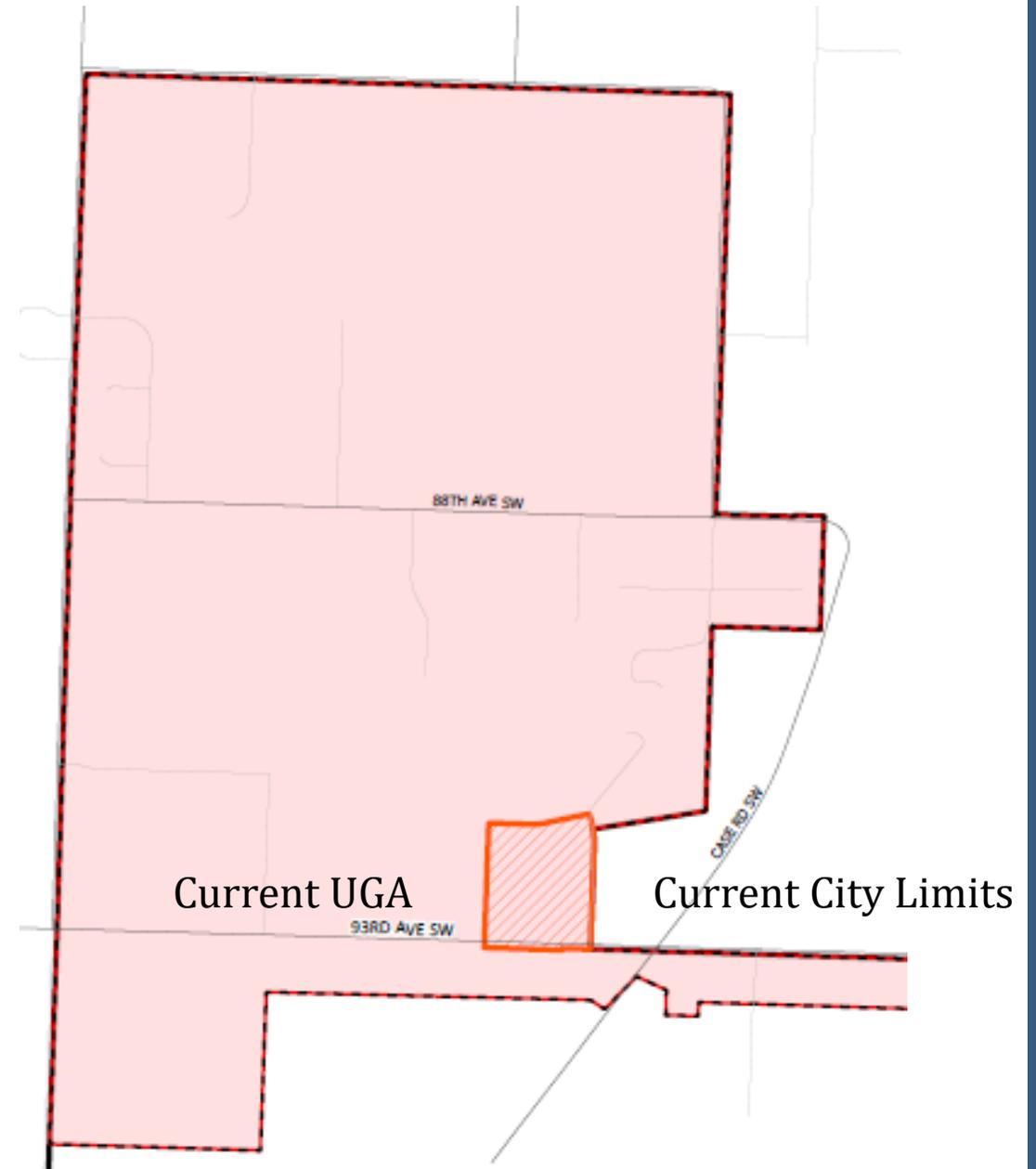


-  Annexation Area
-  Tumwater City Limits
-  Tumwater Urban Growth Area

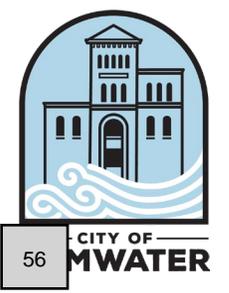
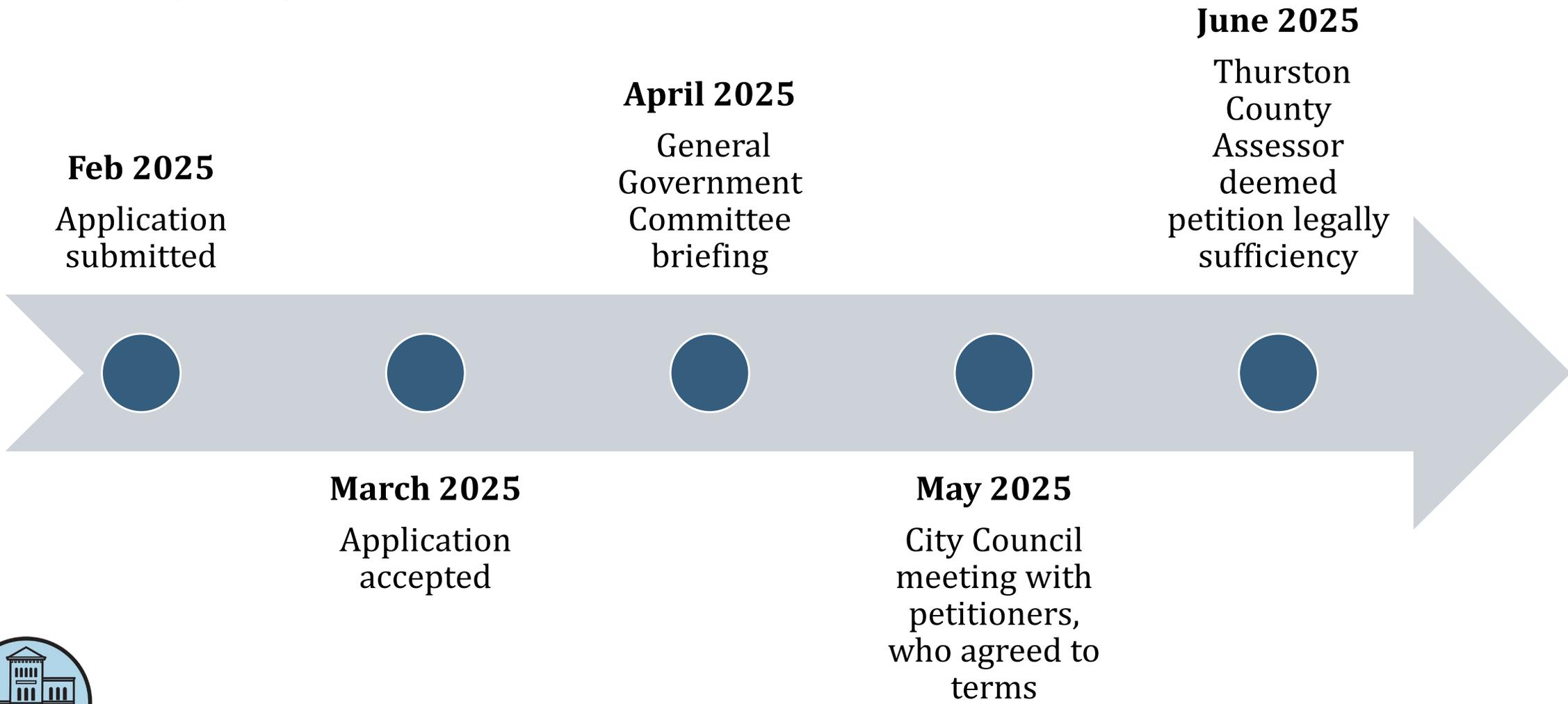


Annexation Area

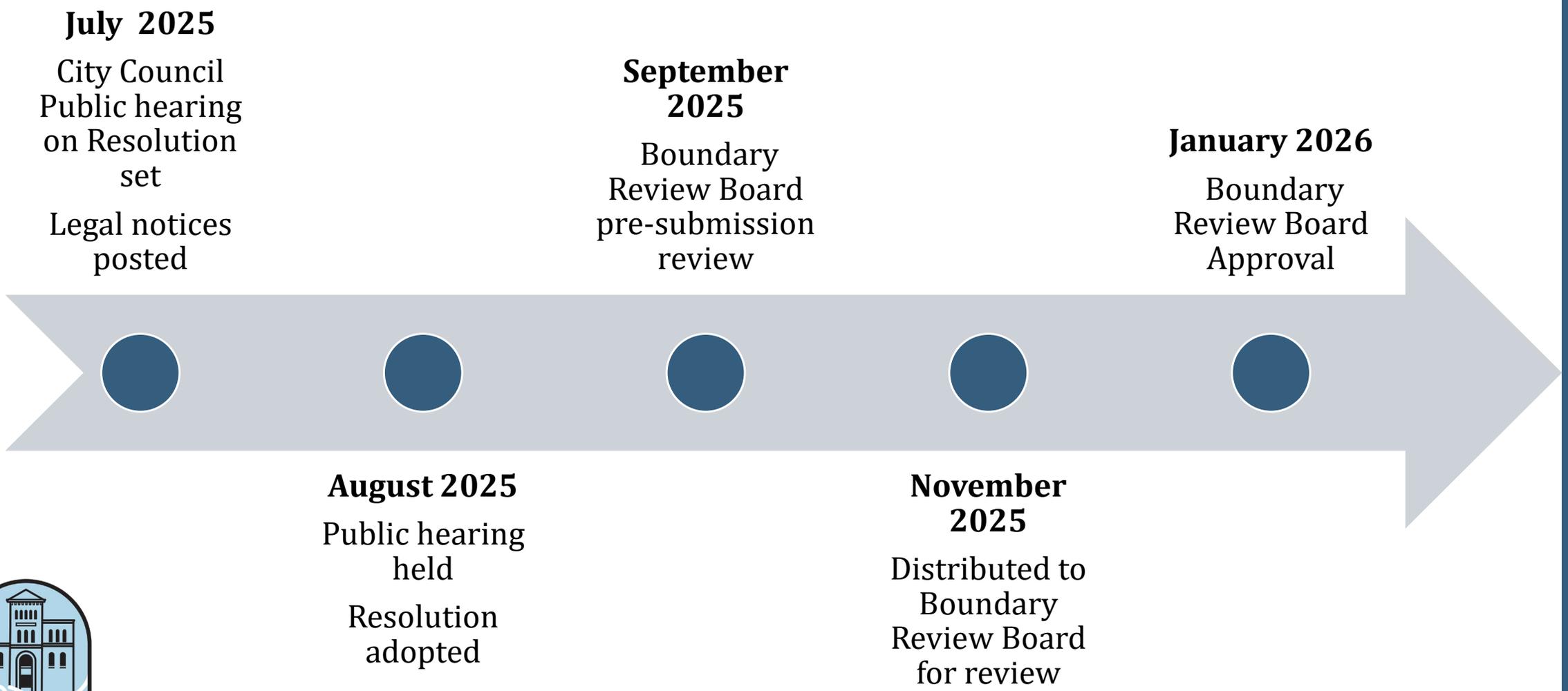
- 11.80 acres total in size
- Light Industrial zone district designation
- Undeveloped aside from a house and outbuildings
- Currently within East Olympia Fire District



Timeline



Timeline



Next Steps

City Council
adopts the
annexation

Staff sends Notice
of Annexation to
County and other
agencies



Recommended Action

- Adopt Ordinance No. 02026-001, 93rd Avenue SW and Case Road SW Annexation.



Thank you!

Comments and questions:

Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: cdd@ci.tumwater.wa.us



ORDINANCE NO. O2026-001

AN ORDINANCE of the City Council of the City of Tumwater, Washington, annexing certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW in Thurston County, Washington, to the City of Tumwater, as more particularly described herein.

WHEREAS, on March 18, 2025, pursuant to RCW 35A.14.120, Nathan Waunch and H. John and Diane Elwin, owners of not less than ten percent (10%) in value, according to the assessed valuation for general taxation, of the property described in Exhibits A and B, notified the Tumwater City Council of their request for annexation of such property to the City of Tumwater; and

WHEREAS, on April 15, 2025, Tumwater staff briefed the General Government Committee on the annexation request, and the Committee scheduled consideration of the ten percent annexation petition for the City Council meeting on May 6, 2025; and

WHEREAS, at their May 6, 2025, regular meeting the City Council met with the initiating parties, accepted the proposal to annex, established the proposed annexation boundaries, and determined that the properties within the annexation area shall assume a proportionate share of existing City indebtedness; and

WHEREAS, on June 3, 2025, the Thurston County Assessor certified that the annexation petition meets the sufficiency requirements of RCW 35A.01.040, including the requirement that it be signed by owners of more than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property proposed for annexation; and

WHEREAS, on July 9, 2025, the petitioners filed the sixty percent (60%) annexation petition with the City; and

WHEREAS, on July 9, 2025, the General Government Committee scheduled a public hearing with the City Council on Resolution No. R2025-011, establishing intent to annex certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW, for August 19, 2025; and

WHEREAS, on July 25, 2025, the Tumwater City Clerk posted and published a Notice of Public Hearing on approval of Resolution No. R2025-011, establishing intent to annex certain contiguous property located adjacent to 93rd Avenue SW and Case Road SW, in the manner provided by law; and

WHEREAS, on August 19, 2025, the City Council held a duly noticed public hearing on approval of Resolution No. R2025-011, establishing intent to annex certain

contiguous property located adjacent to 93rd Avenue SW and Case Road SW, at Tumwater City Hall; and

WHEREAS, following the public hearing, the City Council determined that annexation of the property described in the legal description and map attached as Exhibits A and B would be in the best interests of the City of Tumwater and its residents; and

WHEREAS, on August 19, 2025, the City Council adopted Resolution No. R2025-011 declaring its intent to annex the property as described in Exhibits A and B; and

WHEREAS, on September 19, 2025, Tumwater staff submitted a Notice of Intent application to the Thurston County Boundary Review Board for review; and

WHEREAS, on November 19, 2025, the Thurston County Boundary Review Board distributed the application for review; and

WHEREAS, on January 3, 2026, following the applicable review period, the Boundary Review Board approved the Notice of Intent application, allowing the City of Tumwater to proceed with final action; and

WHEREAS, on January 16, 2026, Tumwater staff notified the Washington State Office of Financial Management of the annexation proposal; and

WHEREAS, on January 20, 2026, the Washington State Department of Transportation conducted a preliminary review of the legal description and map attached as Exhibit A and B; and

WHEREAS, Tumwater staff has determined that the annexation is consistent with the City of Tumwater Comprehensive Plan, adopted annexation policies, the County-Wide Planning Policies, the Thurston County-Tumwater Joint Plan, and the Growth Management Act; and

WHEREAS, the General Government Committee discussed this annexation ordinance in a work session on March 11, 2026; and

WHEREAS, on March 17, 2026, the City Council considered this annexation ordinance; and

WHEREAS, following adoption of this ordinance, the City of Tumwater will submit the ordinance to the Washington State Office of Financial Management for

certification and will distribute required notices to Thuston County, affected utility providers, and applicable fire protection and library districts.

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

Section 1. The Tumwater City Council hereby annexes the property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated as if fully set forth herein as of the effective date of this ordinance.

Section 2. It is hereby further declared that upon annexation, the property described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater.

Section 3. Zoning and land use designations shall be applied which are consistent with the Tumwater Comprehensive Plan.

Section 4. The Airport Overlay Zone and Aquifer Protection Overlay Zone shall be applied pursuant to the Tumwater Municipal Code and the Tumwater Comprehensive Plan.

Section 5. 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 6. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 7. 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 8. Effective Date. This Ordinance shall become effective on the first day of June, 2026, following passage, approval and publication as provided by law.

ADOPTED this seventeenth day of March, 2026.

CITY OF TUMWATER

Leatta Dahlhoff, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published: _____

Effective Date: June 1, 2026

Exhibit "A"

Legal land description of total property to be annexed.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

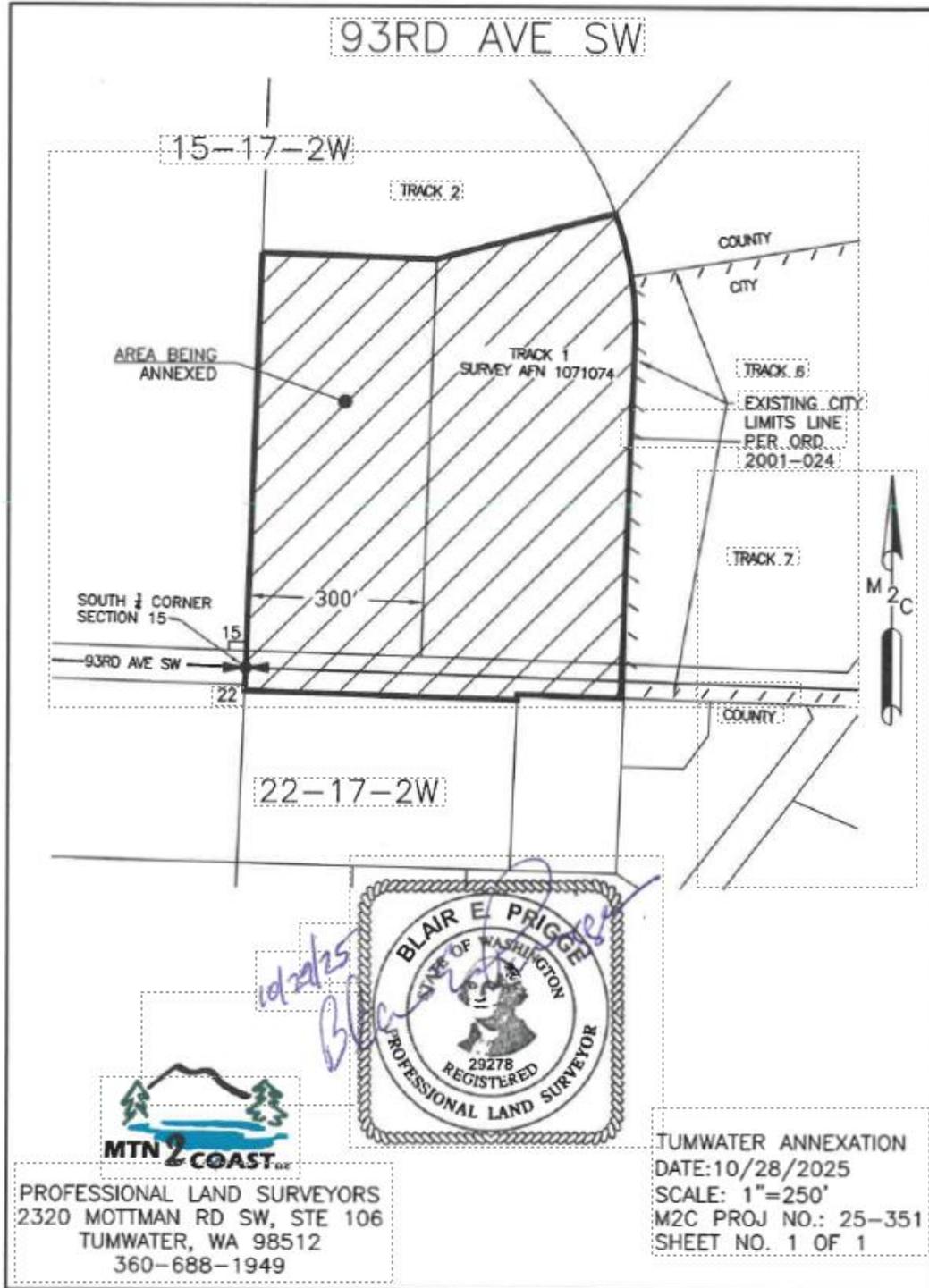
THE SOUTH 726.00 FEET OF THE WEST 300.00 FEET OF SAID SUBDIVISION AND TRACT 1 OF THAT SURVEY RECORDED MARCH 20, 1979 UNDER AUDITOR'S FILE NUMBER 1071074, RECORDS OF THURSTON COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF 93RD AVE SW RIGHT-OF-WAY LYING ADJACENT TO SAID WEST 300.00 FEET AND SAID TRACT 1 ON THE SOUTH; A PORTION OF SAID RIGHT-OF-WAY LIES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM;

SITUATE IN THURSTON COUNTY, WASHINGTON; CONTAINING 11.8.0 ACRES, MORE OR LESS.

Exhibit "B"

Map of total property to be annexed.



TO: City Council
FROM: Gene Angel, Economic Development Coordinator
DATE: March 17th, 2026
SUBJECT: Economic Development Quarterly Update

1) Recommended Action:

No action is requested. This is an opportunity for discussion about the topic.

2) Background:

Opportunity Zones are a federal tax incentive designed to help facilitate investment into economically distressed areas of the United States. Their purpose is to facilitate job growth and economic prosperity by offering significant capital gains incentives to investors who develop projects within them.

Tumwater has two census tracts eligible for the Opportunity Zone program, pending final guidance by the US Department of Treasury and certification by the Washington State Department of Commerce. These two census tracts include most of the Brewery properties, including the Knoll and the Warehouse properties, as well as significant portions of the Capitol corridor and industrial areas around the airport.

Selection for designation is competitive, and only 25% of applications will be granted designation. Communities with public support from elected officials will be given higher priority in application scoring. Application for opportunity zone designation will open on April 1st, 2026, and close on May 1st, 2026.

3) Policy Support:

2026-2032 Strategic Priorities and Goals

Growth & Development: Pursue and support targeted community and economic development.

4) Alternatives:

This is a discussion only. Council may request further information, as needed.

5) Fiscal Notes:

None

6) Attachments:

A. Opportunity Zone Presentation (Wiese)

Opportunity Zones (OZ)

Kyle Wiese

3/17/26

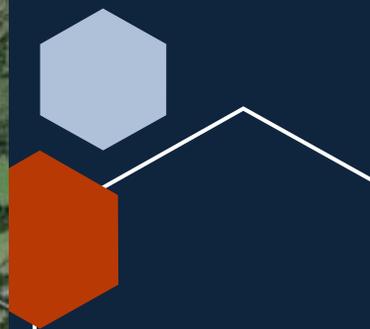
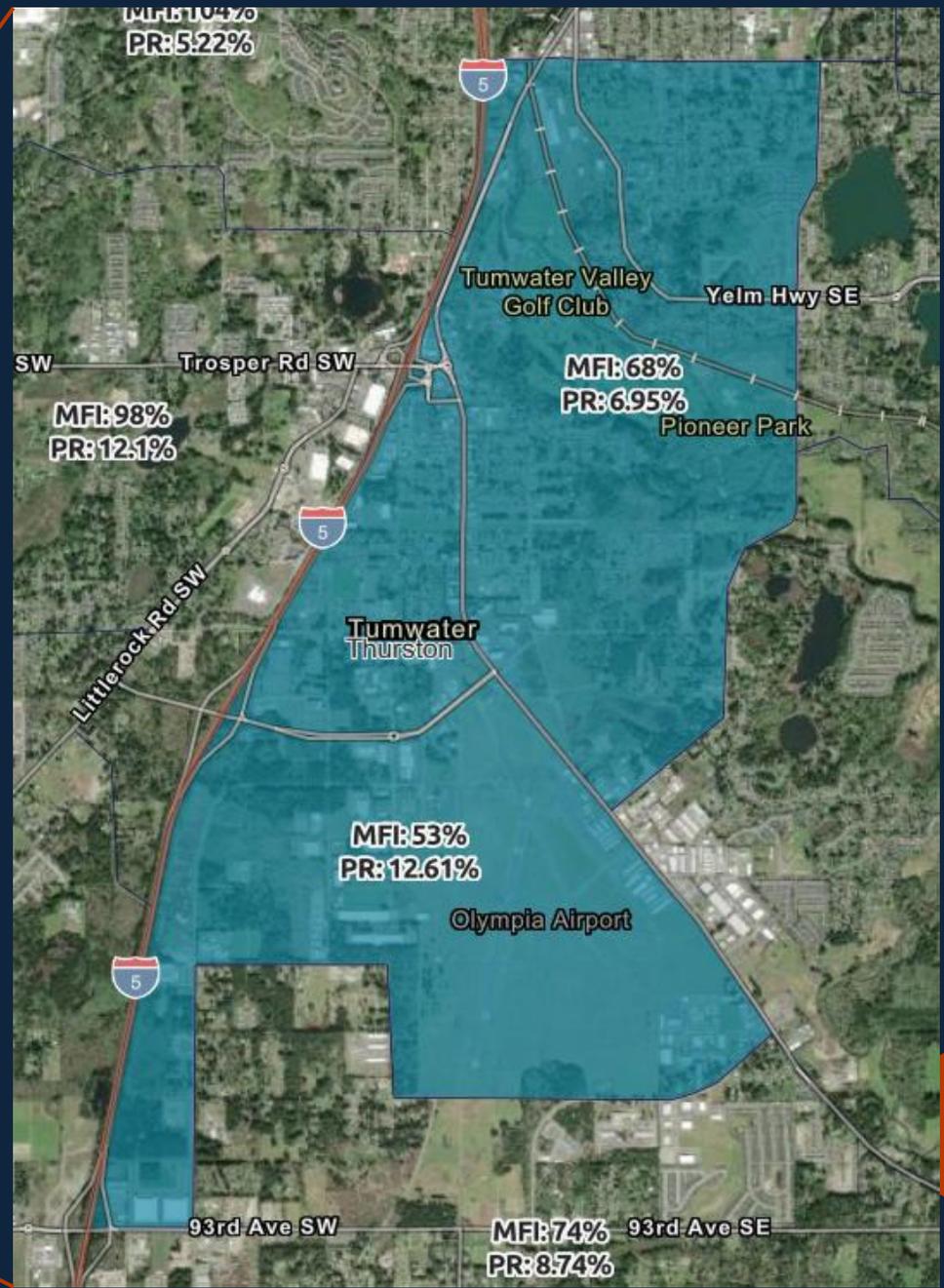


Agenda

- Tumwater OZs
- OZ 101
- Example Project
- OZ Strategies

Tumwater Opportunity Zones

- Eligible Zones
 - *Tumwater 2 | Thurston 7*
- No “rural” designated zones

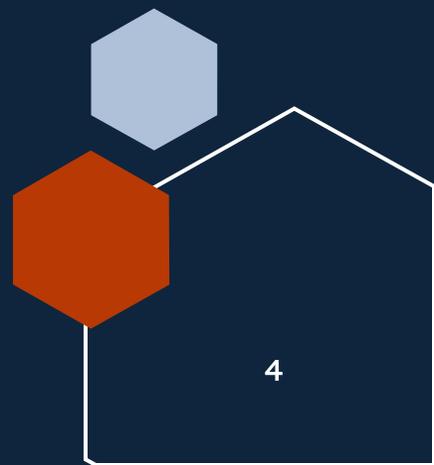


OZ 101 Timeline



Passed OZ Round 2

- Round 1 sunset expected
- NEW regulations for Round 2
 - Stricter guidelines
- Round 2 OZs designation process



OZ 101 Details

- Designed to spur economic development in designated areas
- **CAPITAL GAINS** tax incentive
 - 10% step up in basis for non-rural
 - 30% step up in basis for rural (non in Thurston County)
 - All accrued capital gains wiped out after 10 years



BUY 1 share of Bitcoin
in 2017 for \$10,000

=

\$10,000



SELL 1 Bitcoin for
\$100,000

=

\$90,000 capital gain



INVEST \$90,000 into
QOF asset

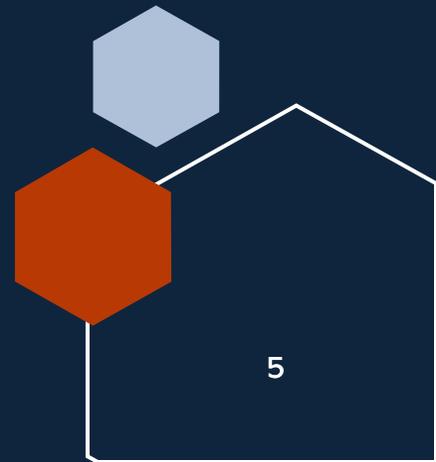
- 1.) Defer \$90,000 tax
- 2.) Owe taxes on \$81,000



SELL QOF holding
after 10y for \$500,000

=

**NO TAXES ON
\$410,000 GAIN**



Local Example

OZI Fund I (QOF)

- Local investors pooled together \$1,000,000 in realized capital gains
- Ground up multi-family development
 - 44 market rate apartments & retail

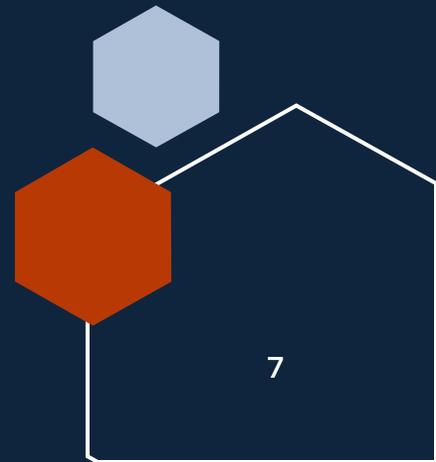
Other Projects

- 10+ in Thurston County
- \$200+ million in direct leveraged investment



Tumwater OZ Strategy

- Work with the Thurston EDC to submit your application(s)
 - Designation not guaranteed (only 25% of eligible WA tracts)
 - Letters of support from council and key partners are encouraged
- This is a 10 year strategy
 - Don't sit back after successful designation
 - Build upon current growth planning
 - Capitol Boulevard
 - Brewery Property



Item 7b.

Thank you

Kyle Wiese

kyle@opportunityzoneinvestments.com



TO: City Council
FROM: Chris Graham, Facilities Manager
DATE: March 17, 2026
SUBJECT: Service Provider Agreement with Rice Fergus Miller for the Fire Station T-2 Expansion Project

1) Recommended Action:

Authorize the Mayor to sign the Service Provider Agreement with Rice Fergus Miller for the Fire Station T-2 Expansion Project. This item is not going to Public Works Committee in order to avoid project delays.

2) Background:

Rice Fergus Miller has provided architectural services to provide the City with a conceptual design as well as a master plan cost estimate. This Service Provider Agreement allows them to continue the work they started and see the project through to completion while providing construction administration to ensure the project is done on time and on budget.

3) Policy Support:

Health and Safety: Provide and sustain quality public safety services.

- Develop initiatives to address growing emergency service demands.

4) Alternatives:

- Approve the Service Provider Agreement with Rice Fergus Miller and authorize the Mayor to sign.
 - Do not approve.
-

5) Fiscal Notes:

There are funds from the original remodel budget to cover these costs.

Total Cost: \$776,375.00

6) Attachments:

- A. Service Provider Agreement with Rice Fergus Miller for the Fire Station T-2 Expansion Project.
- B. PowerPoint Presentation

**CITY OF TUMWATER
SERVICE PROVIDER AGREEMENT**

Fire Station T-2 Expansion – Architectural Services

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 Rice Fergus Miller, 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/Pay Schedule and in further detail in Attachment “A” Master Plan Cost Estimate and Attachment “B” Schematic Design attached hereto and incorporated herein (the “Project”).

2. TERM.

The Project shall begin no earlier than February 4, 2026, and shall be

completed no later than February 4, 2029. 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 **Seven Hundred Seventy Six Thousand Three Hundred Seventy Five Dollars and Zero Cents** (\$776,375.00) as reflected in the Pay Schedule 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 caused by the negligent acts, errors, or omissions of the CITY, its employees or agents. No liability shall attach to the CITY by reason of entering into this Agreement except as expressly provided herein.

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

8. INSURANCE.

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

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

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

2. Commercial General Liability insurance written on an occurrence basis with limits no less than \$2,000,000 combined single limit per occurrence and \$2,000,000 aggregate for personal injury, bodily injury and property damage. Coverage shall include but not be limited to: blanket contractual;

products/completed operations; broad form property damage; explosion, collapse and underground (XCU) if applicable; and employer's liability.

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

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

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

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

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

9. TREATMENT OF ASSETS.

Title to all property furnished by the CITY shall remain in the name of the CITY and the CITY shall become the owner of the work product and other documents, if any, (cumulatively "Work Product") prepared by the SERVICE PROVIDER pursuant to this Agreement. Any subsequent use of the Work Product by the CITY without the involvement of SERVICE PROVIDER shall be at the CITY's sole risk.

10. COMPLIANCE WITH LAWS.

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

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

11. NONDISCRIMINATION.

A. The CITY is an equal opportunity employer.

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

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

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

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

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

12. ASSIGNMENT/SUBCONTRACTING.

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

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

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

13. NON-APPROPRIATION OF FUNDS.

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

14. CHANGES.

Either party may request changes to the Scope of Services and performance to be provided hereunder, however, no change or addition to this Agreement shall

be valid or binding upon either party unless such change or addition be in writing and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

15. MAINTENANCE AND INSPECTION OF RECORDS.

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

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

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

16. POLITICAL ACTIVITY PROHIBITED.

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

17. PROHIBITED INTEREST.

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

18. NOTICE.

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

19. ATTORNEYS FEES AND COSTS.

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

20. JURISDICTION AND VENUE.

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

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

21. SEVERABILITY.

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

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

22. ENTIRE AGREEMENT.

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

Scope of Services/Pay Schedule

Scope of Services:

Base Goals of Project:

- Expand existing structure to accommodate up to 8 dorm rooms
- Reconfigure/expand existing bathrooms to accommodate additional staff
- Reconfigure and expand existing day room
- Remodel existing kitchen
- Reconfigure existing laundry/equipment cleaning area
- Relocate work out area from apparatus bay to existing space.
- Create 2-3 workstations, possibly in front office area
- Evaluate station security needs to include potential fencing and cameras
- Install digital alerting system (US Digital)
- Associated upgrade/installation of new HVAC to accommodate new addition
- To the extent possible, provide for continued emergency response from the station during construction.

Post-Schematic Design Goals:

Architectural Design and Construction Administration for the Fire Station T-2 Expansion Project as laid out in Attachment “A” Master Plan Cost Estimate and Attachment “B” Schematic Design including:

- The addition of 3,422 square feet of interior space
 - o Building a 3rd apparatus bay
 - o Creating 8 individual dorm rooms
 - o Adding a dedicated fitness room and sleep room locker space
 - o Reconfiguring the bathrooms
- Fully fencing the property
- Installing new HVAC and Electrical systems (including a new generator)
- Installing a new roof for the entire building
- All other work laid out in more detail in Attachment “A” and “B”

Pay Schedule:**City of Tumwater Contract for SD Thru Permitting Services**

200	Schematic Design				
	Basic Services				
200 BS	Rice Fergus Miller	Architect	Fixed	\$54,974	
200 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$30,800	
200 BS	Hultz BHU	MEP	Fixed	\$19,376	
	Additional Services				
200 AS	Hultz BHU	Meter Read	Fixed	\$2,016	
200 AS	SCJ Alliance	Civil Engineer	Fixed	\$16,576	
200 AS	3DRE	3D Building Scanning	Fixed	\$1,372	
200 AS	**ProDims	Cost Estimating	Fixed	\$9,078	
SD Total				\$134,192	
300	Design Development				
	Basic Services				
300 BS	Rice Fergus Miller	Architect	Fixed	\$73,714	
300 BS	Hultz BHU	MEP	Fixed	\$26,320	
300 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$16,800	
	Additional Services				
300 AS	SCJ Alliance	Civil Engineer	Fixed	\$17,640	
300 AS	ProDims	Cost Estimating	Fixed	\$16,576	
DD Total				\$151,050	
400	Construction Documents				
	Basic Services				
400 BS	Rice Fergus Miller	Architect	Fixed	\$85,279	
400 BS	Hultz BHU	MEP	Fixed	\$33,488	
400 BS	PCS Structural Solutions	Structural Engineer	Fixed	\$44,800	
	Additional Services				
400 AS	SCJ Alliance	Civil Engineer	Fixed	\$19,723	
400 AS	ProDims	Cost Estimating	Fixed	\$16,576	
400 AS	Wetherholt	Building Envelope	Fixed	\$12,880	
CD Total				\$199,866	
500	Permitting				
	Basic Services				
500	Rice Fergus Miller	Architect	Hourly NTE	\$8,677	

500	Hultz BHU	MEP	Hourly NTE	\$3,248
500	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$5,600
	Additional Services			
500	SCJ Alliance	Civil Engineer	Hourly NTE	\$3,539
500	ProDims	Cost Estimating	Hourly NTE	\$0
	Permitting Total			\$21,064
900.01	Reimbursables/RFM			
900.01	RFM	Architect	T&M	\$840
900.01	Hultz	MEP	T&M	\$0
900.01	PCS Structural Solutions	Structural Engineer	T&M	\$0
900.01	SCJ Alliance	Civil Engineer	T&M	\$448
900.01	Wetherholt	Building Envelope	T&M	\$0
	Reimbursable Total			\$1,288
	SD-Permitting Total			Hourly NTE \$507,460

NEW City of Tumwater Contract for Bidding thru Project Closeout

600	Bidding	Architect	Fixed	\$12,037
	Basic Services			
		MEP	Fixed	\$2,688
600	Rice Fergus Miller	Structural Engineer	Fixed	\$2,800
600	Hultz BHU			
600	PCS Structural Solutions	Civil Engineer	Fixed	\$3,360
	Additional Services			
		Building Envelope	Fixed	\$0
600	SCJ Alliance			
600	Wetherholt			
	Bidding Total			\$20,885
700	Construction Administration			
	Basic Services			
700	Rice Fergus Miller	Architect	Hourly NTE	\$111,564
700	Hultz BHU	MEP	Hourly NTE	\$14,560
700	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$25,760
	Additional Services			
700	SCJ Alliance	Civil Engineer	Hourly NTE	\$14,336
700	Wetherholt	Building Envelope	Hourly NTE	\$29,680
	Construction Administration Total			Hourly NTE \$195,900
800	Closeout			
	Basic Services			
800	Rice Fergus Miller	Architect	Hourly NTE	\$29,786
800	Hultz BHU	MEP	Hourly NTE	\$2,464
800	PCS Structural Solutions	Structural Engineer	Hourly NTE	\$2,800
	Additional Services			
800	SCJ Alliance	Civil Engineer	Hourly NTE	\$2,800
800	Wetherholt	Building Envelope	Hourly NTE	\$4,480
	Closeout Total			Hourly NTE \$42,330
900.02	Allowance Reimbursables			
900.02	RFM	Architect	T&M	\$4,984
900.02	Hultz BHU	MEP	T&M	\$448
900.02	PCS Structural Solution	Structural Engineer	T&M	\$1,680
900.02	SCJ Alliance	Civil Engineer	T&M	\$448
900.02	Wetherholt	Building Envelope	T&M	\$2,240
	Reimbursables Total			\$9,800
	Bidding-Closeout Total			268,914.85
	Total of SD thru Closeout			\$776,375

Notes:

RFM reserves the right to modify sub costs through the duration of the project to complete the work under the agreed upon fee total.

BS-Basic Services AS-Additional Services - Based on State of Washington DES Guidelines

**** Prodim's SD Costs include additional efforts during the Pre-Design phase outside of original contract Fees do not include Electronic Record Drawings (Electronic As-Builts.**

Reimbursable expenses are an allowance amount. Once fee is used, additional fees may be requested to finish the project.

Construction Administration: Construction Administration Fees include Bi-Weekly Construction Meetings, Management of the project which includes meeting minutes and management of project construction software. Travel to and from the site, adds additional travel time. Total Duration of Construction is 14 months (11 for construction and 3 for project closeout.

Payment Structure: Invoices will be sent monthly based upon the percentage of work completed and reimbursable hours billed.

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)

Tumwater Fire North End Station Tumwater Fire Department

Tumwater, WA

Master Plan Cost Estimate

July 31, 2025
Revised December 4, 2025

Prepared for:

Rice Fergus Miller
275 Fifth Street
Suite 100
Bremerton WA 98337



520 Kirkland Way, Suite 301
Kirkland, WA 98033
tel: (425) 828-0500
fax: (425) 828-0700
www.prodims.com

Master Estimate Summary



520 Kirkland Way, Suite 301
 Kirkland, WA 98033
 tel: (425) 828-0500
 fax: (425) 828-0700
www.prodims.com

Name: **Tumwater Fire North End Station**
 Second Name: **Master Summary**
 Location: **Tumwater, WA**
 Design Phase: **Conceptual Cost Estimate**
 Date of Estimate: **July 31, 2025**
 Date of Revision: **October 28, 2025/December 4, 2025**
 Month of Cost Basis: **July, 2025**

Master Estimate Summary

Construction Cost Summary by Phase	Total Construction Cost
Phase 1: Main Addition and Sitework	\$ 3,716,044
Phase 2: Office Addition and Local Sitework	\$ 174,711
Phase 3: Apparatus Bay Expansion	\$ 606,557
TOTAL ESTIMATED CONSTRUCTION COST →	\$ 4,497,311

Phase 1 HVAC and Electrical Alternative Construction Cost Summary

Phase 1 All New HVAC System and Related Electrical	\$ 582,411
TOTAL ESTIMATED CONSTRUCTION COST 3 Phases and Alternative →	\$ 5,079,722

-See Each Building Phase Summary for Assumptions and Qualifications-

Estimate Summary and Detail - Phase 1



520 Kirkland Way, Suite 301
 Kirkland, WA 98033
 tel: (425) 828-0500
 fax: (425) 828-0700
www.prodims.com

Name:
 Second Name:
 Location:
 Design Phase:
 Date of Estimate:
 Date of Revision:
 Month of Cost Basis:

**Tumwater Fire North End Station
 Phase 1: Main Addition and Sitework
 Tumwater, WA
 Conceptual Cost Estimate
 July 31, 2025
 October 28, 2025/December 4, 2025
 July, 2025**

Estimate Summary

	Percentage of Previous Subtotal	Amount		
			Subtotal Direct Cost \$	2,414,884
Scope Contingency	10.0%	\$ 241,488		
			Subtotal \$	2,656,372
General Conditions	18.0%	\$ 478,147		
			Subtotal \$	3,134,520
Home Office Overhead	5.0%	\$ 156,726		
			Subtotal \$	3,291,246
Profit	6.0%	\$ 197,475		
			Subtotal \$	3,488,720
Escalation to August 2026 at 6%/year	6.52%	\$ 227,324		
			Subtotal \$	3,716,044

TOTAL ESTIMATED CONSTRUCTION COST —————> \$ 3,716,044

Alternatives Estimate Summary

<u>Alternative Name</u>	Direct Cost	Markups from Above	Total Estimated Construction Cost of Alternative
Phase 1 All New HVAC System and Related Electrical at Existing Building For Phase 1 Work	\$ 378,482	53.88%	\$ 582,411

TOTAL ESTIMATED CONSTRUCTION COST with ALTERNATIVE —————> \$ 4,298,454

Estimate Assumptions:

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2026
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

Estimate Qualifications:

The estimate is not be relied on solely for proforma development and financial decisions.
 Additional design and scheduling should be performed before setting construction and project budgets
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.
 Please consult the cost estimator for any modifications to this estimate. Unilaterally adding and deleting markups, scope of work, schedule, specifications, plans and bid forms could incorrectly restate the project construction cost.
 The construction cost estimate does not include an estimate of owner soft costs such as sales taxes, A/E fees, owner contingencies and permit fees.
 Construction reserve contingency for change orders is not included in the estimate.
 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



520 Kirkland Way, Suite 301
 Kirkland, WA 98033
 Phone: 425-828-0500 Fax: 425-828-0700
www.prodims.com

Name: **Tumwater Fire North End Station** Area: **sqft**
 Second Name: **Phase 1: Main Addition and Sitework** 1st Floor Modernization 5,013
 Location: **Tumwater, WA** 1st Floor Addition 2,422
 Design Phase: **Conceptual Cost Estimate**
 Date of Estimate: **July 31, 2025**
 Date of Revision: **October 28, 2025/December 4, 2025**
 Month of Cost Basis: **July, 2025**

7,435

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
A- Substructure												
A10- Foundations												
A1010- Standard Foundations												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	2,422 fpa		\$ 16.12	\$ 39,042.64	\$ 9.88	\$ 23,929.36	\$ 1.56	\$ 3,778.32	\$ 27.56	\$ 66,750.32	
A1030- Slab on Grade												
	4" Slab On Grade System - Concrete	29.6 cuyd		\$ 91.20	\$ 2,699.72	\$ 136.80	\$ 4,049.58	\$ 24.62	\$ 728.93	\$ 252.62	\$ 7,478.23	
	Slab On Grade System - Wire Mesh	24.2 sqs		\$ 66.00	\$ 1,598.52	\$ 54.00	\$ 1,307.88	\$ 7.20	\$ 174.38	\$ 127.20	\$ 3,080.78	
	Slab On Grade System - Vapor Barrier	2,422 sqft		\$ 0.57	\$ 1,385.38	\$ 0.47	\$ 1,133.50	\$ 0.06	\$ 151.13	\$ 1.10	\$ 2,670.01	
	Structural Slab On Grade System - R-10 Rigid Insulation	406 sqft		\$ 2.50	\$ 1,016.02	\$ 2.05	\$ 831.29	\$ 0.27	\$ 110.84	\$ 4.82	\$ 1,958.14	
	Slab On Grade System - Under Slab Fill 6"	44.9 cuyd		\$ 17.98	\$ 806.63	\$ 38.22	\$ 1,714.09	\$ 6.07	\$ 272.24	\$ 62.27	\$ 2,792.96	
	Structural Slab On Grade System - Edge Formwork	473 lnft		\$ 2.82	\$ 1,334.32	\$ 0.54	\$ 254.16	\$ 0.20	\$ 95.31	\$ 3.56	\$ 1,683.79	
	Slab On Grade System - Trowel Finish	2,422 sqft		\$ 0.98	\$ 2,379.46	\$ 0.11	\$ 264.38	\$ 0.13	\$ 317.26	\$ 1.22	\$ 2,961.11	
	Totals A10- Foundations										\$ 89,375.35	\$ 12.02
B- Shell												
B10- Superstructure												
B1020- Roof												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs at Fitness Pad	2,634 sqft		\$ 15.60	\$ 41,090.40	\$ 10.40	\$ 27,393.60	\$ 1.56	\$ 4,109.04	\$ 27.56	\$ 72,593.04	
	Totals B10- Superstructure										\$ 72,593.04	\$ 9.76
B20- Exterior Closure												
B2010- Exterior Walls												
	Repairs at the Existing Exterior Walls, Windows and Doors - Allowance	5,300 sqft		\$ 10.40	\$ 55,120.00	\$ 5.60	\$ 29,680.00	\$ 0.96	\$ 5,088.00	\$ 16.96	\$ 89,888.00	
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	2,105 sqft		\$ 15.19	\$ 31,974.95	\$ 9.31	\$ 19,597.55	\$ 1.47	\$ 3,094.35	\$ 25.97	\$ 54,666.85	
	Wood Look Siding System	2,105 sqft		\$ 9.23	\$ 19,418.63	\$ 13.28	\$ 27,943.88	\$ 1.35	\$ 2,841.75	\$ 23.85	\$ 50,204.25	
	Soffit System - 1x6 T+G Wood	300 sqft		\$ 7.66	\$ 2,304.00	\$ 8.32	\$ 2,496.00	\$ 0.96	\$ 288.00	\$ 16.96	\$ 5,088.00	
	Station Signage - Allowance	1 each		\$ 2,100.00	\$ 2,100.00	\$ 5,400.00	\$ 5,400.00	\$ 450.00	\$ 450.00	\$ 7,950.00	\$ 7,950.00	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
B2020- Exterior Windows												
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	526 sqft		\$ 57.15	\$ 30,075.19	\$ 69.85	\$ 36,758.56	\$ 7.62	\$ 4,010.03	\$ 134.62	\$ 70,843.78	
B2030- Exterior Doors												
	Ext. Door, Alum./ Frame/ Hardware, 3-0 x 7-0, Full Glz.	2 each		\$ 2,633.02	\$ 5,266.04	\$ 3,788.98	\$ 7,577.96	\$ 385.32	\$ 770.64	\$ 6,807.32	\$ 13,614.64	
	Ext. Door, HM/ Frame/ Hardware, 3-0 x 7-0	1 each		\$ 2,061.80	\$ 2,061.80	\$ 1,903.20	\$ 1,903.20	\$ 237.90	\$ 237.90	\$ 4,202.90	\$ 4,202.90	
Totals B20- Exterior Closure											\$ 296,458.42	\$ 39.87
B30- Roofing												
B3010- Roof Coverings												
	Re-Roof the Building New Shingle Roofing System with 1/2" Plywood, Flashing, Trim, Roof Gutters and Downspouts and Remove Existing Roof	5,013 sqft		\$ 7.20	\$ 36,093.60	\$ 4.80	\$ 24,062.40	\$ 0.72	\$ 3,609.36	\$ 12.72	\$ 63,765.36	
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	2,634 sqft		\$ 17.60	\$ 46,358.40	\$ 14.40	\$ 37,929.60	\$ 1.92	\$ 5,057.28	\$ 33.92	\$ 89,345.28	
Totals B30- Roofing											\$ 153,110.64	\$ 20.59
C- Interiors - Including Modifications to the Existing Station												
C10- Interior Construction												
C1010- Interior Partitions												
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	7,435 sqft		\$ 8.32	\$ 61,859.20	\$ 7.68	\$ 57,100.80	\$ 0.96	\$ 7,137.60	\$ 16.96	\$ 126,097.60	
C1030- Interior Specialties												
	Interior Specialties - Kitchen Casework/Quartz Countertops and Window Sills, Acoustical Panels; Display, Kitchen and Sleep Room Casework, Stainless Steel Corner Guards, Shower and Bathroom Specialties, Lockers, Fitness Room Mirrors and Interior Signage	7,435 sqft		\$ 3.64	\$ 27,063.40	\$ 3.36	\$ 24,981.60	\$ 0.42	\$ 3,122.70	\$ 7.42	\$ 55,167.70	
Totals C10- Interior Construction											\$ 181,265.30	\$ 24.38
C30- Interior Finishes												
	Interior Finishes - Walls, Floors and Ceilings Including FRP and Plywood Wainscots	7,435 sqft		\$ 10.92	\$ 81,190.20	\$ 10.08	\$ 74,944.80	\$ 1.26	\$ 9,368.10	\$ 22.26	\$ 165,503.10	
Totals C30- Interior Finishes											\$ 165,503.10	\$ 22.26

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
D- Services												
D20- Plumbing Systems												
D2010- Plumbing System - Including Supply and Vent, Waste Piping												
	Estimate for Plumbing System - Complete - Modifications and New System - Minium Allowance	7,435 sqft		\$ 7.28	\$ 54,126.80	\$ 6.72	\$ 49,963.20	\$ 0.84	\$ 6,245.40	\$ 14.84	\$ 110,335.40	
Totals D20- Plumbing Systems											\$ 110,335.40	\$ 14.84
D30- HVAC Systems												
D3020- HVAC System												
	Estimate for Existing HVAC System - Repair and Maintenance of Existing System Plus Modifications for Layout Changes - Minium Allowance	5,013 sqft		\$ 7.54	\$ 37,798.02	\$ 6.96	\$ 34,890.48	\$ 0.87	\$ 4,361.31	\$ 15.37	\$ 77,049.81	
	Estimate for New Additions HVAC System - DOAS Based Heating and Cooling Systems and Apparatus Bay Systems with Exhaust at Bathrooms and Kitchen Hood - Complete - New System	2,422 sqft		\$ 30.16	\$ 73,047.52	\$ 27.84	\$ 67,428.48	\$ 3.48	\$ 8,428.56	\$ 61.48	\$ 148,904.56	
Totals D30- HVAC Systems											\$ 225,954.37	\$ 30.39
D40- Fire Protection Systems												
D4010- Fire Sprinkler System												
	Wet Pipe Fire Protection System	7,435 sqft		\$ 2.60	\$ 19,331.00	\$ 2.40	\$ 17,844.00	\$ 0.30	\$ 2,230.50	\$ 5.30	\$ 39,405.50	
Totals D40- Fire Protection Systems											\$ 39,405.50	\$ 5.30
D50- Electrical Systems												
D5010- Electrical Service Distribution												
	Estimate for Existing Electrical Power, Lighting and GenSet System and Solar Systems - Complete - Layout Changes - Minium Allowance	5,013 sqft		\$ 9.36	\$ 46,921.68	\$ 8.64	\$ 43,312.32	\$ 1.08	\$ 5,414.04	\$ 19.08	\$ 95,648.04	
	Estimate for Electrical Power, Lighting and GenSet System and Solar Systems - Complete - New Systems	2,422 sqft		\$ 26.00	\$ 62,972.00	\$ 24.00	\$ 58,128.00	\$ 3.00	\$ 7,266.00	\$ 53.00	\$ 128,366.00	
Totals D50- Electrical Systems											\$ 224,014.04	\$ 30.13
E- Equipment and Furnishings												
E10- Equipment												
E1010- Commercial Equipment - Allowances												
	Kitchen Equipment and Laundry Equipment - OFCI - ALLOWANCES											
	Refrigerator/Freezer, OFCI	4 each		\$ 1,939.83	\$ 7,759.32	\$ 39.59	\$ 158.35	\$ 23.75	\$ 95.01	\$ 2,003.17	\$ 8,012.68	
	Dishwasher, 24 inch width, OFCI	2 each		\$ 559.13	\$ 1,118.25	\$ 11.41	\$ 22.82	\$ 6.85	\$ 13.69	\$ 577.38	\$ 1,154.77	
	Over counter microwave, nominal 1.4 cubic feet with undercounter light and exhaust fan, ducted to exterior, OFCI	2 each		\$ 271.58	\$ 543.15	\$ 5.54	\$ 11.08	\$ 3.33	\$ 6.65	\$ 280.44	\$ 560.89	
	Coffee Maker, OFCI	1 each		\$ 406.70	\$ 406.70	\$ 8.30	\$ 8.30	\$ 4.98	\$ 4.98	\$ 419.98	\$ 419.98	
	Cooktop/Oven, OFCI	1 each		\$ 612.50	\$ 612.50	\$ 12.50	\$ 12.50	\$ 7.50	\$ 7.50	\$ 632.50	\$ 632.50	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
	Stacked Washer and Dryer, OFCI	1 each		\$ 403.32	\$ 403.32	\$ 8.23	\$ 8.23	\$ 4.94	\$ 4.94	\$ 416.49	\$ 416.49	
	Washer, OFCI	1 each		\$ 273.86	\$ 273.86	\$ 5.59	\$ 5.59	\$ 3.35	\$ 3.35	\$ 282.80	\$ 282.80	
	Dryer, OFCI	1 each		\$ 251.04	\$ 251.04	\$ 5.12	\$ 5.12	\$ 3.07	\$ 3.07	\$ 259.23	\$ 259.23	
	Bottle Storage Rack, OFCI	1 each		\$ 833.00	\$ 833.00	\$ 17.00	\$ 17.00	\$ 10.20	\$ 10.20	\$ 860.20	\$ 860.20	
	Extractor, OFCI	1 each		\$ 1,568.00	\$ 1,568.00	\$ 32.00	\$ 32.00	\$ 19.20	\$ 19.20	\$ 1,619.20	\$ 1,619.20	
	Future SCBA Washer, OFCI	0 each		\$ 1,568.98	\$ -	\$ 32.02	\$ -	\$ 19.21	\$ -	\$ 1,620.21	\$ -	
	Bunker Gear Locker, OFCI	0 each		\$ 1,470.00	\$ -	\$ 30.00	\$ -	\$ 18.00	\$ -	\$ 1,518.00	\$ -	
Totals	E10- Equipment										\$ 14,218.74	\$ 1.91
E20- Furnishings												
	E2010- Fixed Furnishings											
	Window Treatment -Single Roller Shade with Light Filtering	526 sqft		\$ 6.17	\$ 3,247.56	\$ 9.26	\$ 4,871.33	\$ 0.93	\$ 487.13	\$ 16.35	\$ 8,606.02	
	Window Treatment - Roller Shade System with Blackout - Allowance	112 sqft		\$ 9.26	\$ 1,036.75	\$ 13.89	\$ 1,555.12	\$ 1.39	\$ 155.51	\$ 24.53	\$ 2,747.39	
Totals	E20- Furnishings										\$ 11,353.41	\$ 1.53
F- Other Building Construction												
	F20- Selective Demolition											
	F2010- Building Elements Demolition											
	Demolition Partitions, Casework, Specialties, Plumbing, HVAC and Electrical Selectively at the Existing Building	2,422 sqft		\$ 8.10	\$ 19,618.20	\$ 0.90	\$ 2,179.80	\$ 0.54	\$ 1,307.88	\$ 9.54	\$ 23,105.88	
	F2020- Hazardous Components Abatement											
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	F20- Selective Demolition										\$ 23,105.88	\$ 3.11
G- Sitework - All Site Work												
	G10- Site Preparation											
	G1020- Site Clearing											
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	14 mon		\$ 3,150.00	\$ 44,100.00	\$ 350.00	\$ 4,900.00	\$ 210.00	\$ 2,940.00	\$ 3,710.00	\$ 51,940.00	
	Clearing and Grubbing of Site - Minor	1.63 acres		\$ 3,150.00	\$ 5,134.30	\$ 350.00	\$ 570.48	\$ 210.00	\$ 342.29	\$ 3,710.00	\$ 6,047.06	
	G1030- Site Demolition & Relocations											
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 51,700.00	\$ 51,700.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 58,300.00	\$ 58,300.00	
	G1040- Site Earthwork											
	Cut and Fill - On Site Grading at Building Addition	90 cuyd		\$ 38.25	\$ 3,442.50	\$ 6.75	\$ 607.50	\$ 10.80	\$ 972.00	\$ 55.80	\$ 5,022.00	
Totals	G10- Site Preparation										\$ 121,309.06	\$ 16.32

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
G20- Site Improvements												
G2040- Site Development												
	Site Work Estimate by Civil Engineer - Please See Backup for Detail	1 set		\$ 170,807.74	\$ 170,807.74	\$ 157,668.68	\$ 157,668.68	\$ 19,708.58	\$ 19,708.58	\$ 348,185.00	\$ 348,185.00	
	Fencing System - 6' High	400 Inft		\$ 32.24	\$ 12,896.00	\$ 29.76	\$ 11,904.00	\$ 3.72	\$ 1,488.00	\$ 65.72	\$ 26,288.00	
	Fencing System - Gate	2 each		\$ 7,440.00	\$ 14,880.00	\$ 8,060.00	\$ 16,120.00	\$ 930.00	\$ 1,860.00	\$ 16,430.00	\$ 32,860.00	
	Fitness/BBQ Pads - Concrete	412 sqft		\$ 17.60	\$ 7,251.20	\$ 14.40	\$ 5,932.80	\$ 1.92	\$ 791.04	\$ 33.92	\$ 13,975.04	
	Site Amenities: Flag Pole, Dumpster Enclosure, Signage - Allowance	1 set		\$ 20,800.00	\$ 20,800.00	\$ 19,200.00	\$ 19,200.00	\$ 2,400.00	\$ 2,400.00	\$ 42,400.00	\$ 42,400.00	
	Frontage Road Improvements Allowances - South 2nd Ave SW by Others - Not Included in this Contract	N.I.C.		\$ 67,500.00	\$ -	\$ 57,500.00	\$ -	\$ 7,500.00	\$ -	\$ 132,500.00	\$ -	
G2050- Landscaping												
	Estimate for Landscaping System - Grass, Shrubs, Trees Irrigation - Minimum Allowance	35,500 sqft		\$ 1.04	\$ 36,920.00	\$ 0.96	\$ 34,080.00	\$ 0.12	\$ 4,260.00	\$ 2.12	\$ 75,260.00	
Totals G20- Site Improvements											\$ 538,968.04	\$ 72.49
G50- Site Electrical Utilities												
G5010- Site Electrical Distribution												
	Electrical Service, Primary Feeder - Underground 2-4" PVC conduits with Conductors and excavation and backfill - Allowance on Length	175 Inft		\$ 77.00	\$ 13,475.00	\$ 63.00	\$ 11,025.00	\$ 8.40	\$ 1,470.00	\$ 148.40	\$ 25,970.00	
	New 480V Pad Mount Transformer and Vault	1 each		\$ 16,800.00	\$ 16,800.00	\$ 18,200.00	\$ 18,200.00	\$ 2,100.00	\$ 2,100.00	\$ 37,100.00	\$ 37,100.00	
	Electrical Service, Secondary - Underground PVC conduits with Conductors and excavation and backfill - Allowance	50 Inft		\$ 52.25	\$ 2,612.50	\$ 42.75	\$ 2,137.50	\$ 5.70	\$ 285.00	\$ 100.70	\$ 5,035.00	
G5020- Site Lighting System												
	Site Lighting Systems - Allowance per Acre - Lighting Poles, Light Fixtures, Conduit and Wiring and Lighting Controls - Minimum Allowance	1.46 acre		\$ 24,750.00	\$ 36,116.48	\$ 20,250.00	\$ 29,549.85	\$ 2,700.00	\$ 3,939.98	\$ 47,700.00	\$ 69,606.30	
G5030- Site Communication & Security Systems												
	Site Communications Service - Copper and Fiber Optic Comm Cables - PVC Conduit System - Minimum Allowance	175 Inft		\$ 30.25	\$ 5,293.75	\$ 24.75	\$ 4,331.25	\$ 3.30	\$ 577.50	\$ 58.30	\$ 10,202.50	
G5040- Other Site Electrical Utilities												
Totals G50- Site Electrical Utilities											\$ 147,913.80	\$ 19.89
Total Direct Costs ->											\$ 2,414,884	\$ 324.80

Estimate Summary and Detail - Phase 2



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Name:
 Second Name:
 Location:
 Design Phase:
 Date of Estimate:
 Date of Revision:
 Month of Cost Basis:

Tumwater Fire North End Station
Phase 2: Office Addition and Local Sitework
Tumwater, WA
Conceptual Cost Estimate
July 31, 2025
October 28, 2025/December 4, 2025
July, 2025

Estimate Summary

				Subtotal Direct Cost \$	113,537
	Percentage of Previous Subtotal		Amount		
Scope Contingency	10.0%	\$	11,354	Subtotal \$	124,890
General Conditions	18.0%	\$	22,480	Subtotal \$	147,370
Home Office Overhead	5.0%	\$	7,369	Subtotal \$	154,739
Profit	6.0%	\$	9,284	Subtotal \$	164,023
Escalation to August 2026 at 6%/year	6.52%	\$	10,688	Subtotal \$	174,711
TOTAL ESTIMATED CONSTRUCTION COST				—————> \$	174,711

Estimate Assumptions:

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2027
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

Estimate Qualifications:

The estimate is not be relied on solely for proforma development and financial decisions.
 Additional design and scheduling should be performed before setting construction and project budgets
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.
 Please consult the cost estimator for any modifications to this estimate. Unilaterally adding and deleting markups, scope of work, schedule, specifications, plans and bid forms could incorrectly restate the project construction cost.
 The construction cost estimate does not include an estimate of owner soft costs such as sales taxes, A/E fees, owner contingencies and permit fees.
 Construction reserve contingency for change orders is not included in the estimate.
 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



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Name: **Tumwater Fire North End Station** Area **sqft**
 Second Name: **Phase 2: Office Addition and Local Sitework**
 Location: **Tumwater, WA** 1st Floor Office Addition 220
 Design Phase: **Conceptual Cost Estimate**
 Date of Estimate: **July 31, 2025**
 Date of Revision: **October 28, 2025/December 4, 2025**
 Month of Cost Basis: **July, 2025**

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WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
A- Substructure												
A10- Foundations												
A1010- Standard Foundations												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	220 fpa		\$ 16.12	\$ 3,546.40	\$ 9.88	\$ 2,173.60	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
A1030- Slab on Grade												
	4" Slab On Grade System - Concrete	2.7 cuyd		\$ 91.20	\$ 245.23	\$ 136.80	\$ 367.84	\$ 24.62	\$ 66.21	\$ 252.62	\$ 679.28	
	Slab On Grade System - Wire Mesh	2.2 sqs		\$ 66.00	\$ 145.20	\$ 54.00	\$ 118.80	\$ 7.20	\$ 15.84	\$ 127.20	\$ 279.84	
	Slab On Grade System - Vapor Barrier	220 sqft		\$ 0.57	\$ 125.84	\$ 0.47	\$ 102.96	\$ 0.06	\$ 13.73	\$ 1.10	\$ 242.53	
	Structural Slab On Grade System - R-10 Rigid Insulation	840 sqft		\$ 2.50	\$ 2,102.10	\$ 2.05	\$ 1,719.90	\$ 0.27	\$ 229.32	\$ 4.82	\$ 4,051.32	
	Slab On Grade System - Under Slab Fill 6"	4.1 cuyd		\$ 17.98	\$ 73.27	\$ 38.22	\$ 155.70	\$ 6.07	\$ 24.73	\$ 62.27	\$ 253.70	
	Structural Slab On Grade System - Edge Formwork	43 lnft		\$ 2.82	\$ 121.20	\$ 0.54	\$ 23.09	\$ 0.20	\$ 8.66	\$ 3.56	\$ 152.95	
	Slab On Grade System - Trowel Finish	220 sqft		\$ 0.98	\$ 216.14	\$ 0.11	\$ 24.02	\$ 0.13	\$ 28.82	\$ 1.22	\$ 268.97	
	Totals A10- Foundations									\$	11,991.78	\$ 54.51
B- Shell												
B10- Superstructure												
B1020- Roof												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs	220 sqft		\$ 15.60	\$ 3,432.00	\$ 10.40	\$ 2,288.00	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
	Totals B10- Superstructure									\$	6,063.20	\$ 27.56
B20- Exterior Closure												
B2010- Exterior Walls												
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	510 sqft		\$ 15.19	\$ 7,746.90	\$ 9.31	\$ 4,748.10	\$ 1.47	\$ 749.70	\$ 25.97	\$ 13,244.70	
	Wood Look Siding System	510 sqft		\$ 9.23	\$ 4,704.75	\$ 13.28	\$ 6,770.25	\$ 1.35	\$ 688.50	\$ 23.85	\$ 12,163.50	
	Soffit System - 1x6 T+G Wood	105 sqft		\$ 7.68	\$ 806.40	\$ 8.32	\$ 873.60	\$ 0.96	\$ 100.80	\$ 16.96	\$ 1,780.80	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
B2020- Exterior Windows												
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	102 sqft		\$ 57.15	\$ 5,829.30	\$ 69.85	\$ 7,124.70	\$ 7.62	\$ 777.24	\$ 134.62	\$ 13,731.24	
B2030- Exterior Doors												
	Ext. Door, Alum./ Frame/ Hardware, 3-0 x 7-0, Full Glz.	1 each		\$ 2,633.02	\$ 2,633.02	\$ 3,788.98	\$ 3,788.98	\$ 385.32	\$ 385.32	\$ 6,807.32	\$ 6,807.32	
Totals B20- Exterior Closure											\$ 47,727.56	\$ 216.94
B30- Roofing												
B3010- Roof Coverings												
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	220 sqft		\$ 17.60	\$ 3,872.00	\$ 14.40	\$ 3,168.00	\$ 1.92	\$ 422.40	\$ 33.92	\$ 7,462.40	
Totals B30- Roofing											\$ 7,462.40	\$ 33.92
C- Interiors - Only for the Addition												
C10- Interior Construction												
C1010- Interior Partitions												
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	220 sqft		\$ 9.30	\$ 2,059.20	\$ 8.64	\$ 1,900.80	\$ 1.08	\$ 237.60	\$ 19.08	\$ 4,197.60	
C1030- Interior Specialties												
	Interior Specialties - Interior Signage	220 sqft		\$ 1.56	\$ 343.20	\$ 1.44	\$ 316.80	\$ 0.18	\$ 39.60	\$ 3.18	\$ 699.60	
Totals C10- Interior Construction											\$ 4,897.20	\$ 22.26
C30- Interior Finishes												
	Interior Finishes - Walls, Floors and Ceilings	220 sqft		\$ 13.52	\$ 2,974.40	\$ 12.48	\$ 2,745.60	\$ 1.56	\$ 343.20	\$ 27.56	\$ 6,063.20	
Totals C30- Interior Finishes											\$ 6,063.20	\$ 27.56
D- Services												
D30- HVAC Systems												
D3020- HVAC System												
	Estimate for HVAC System - DOAS Based Heating and Cooling Systems - Complete - New System Extended from Base Bid New System	220 sqft		\$ 23.40	\$ 5,148.00	\$ 21.60	\$ 4,752.00	\$ 2.70	\$ 594.00	\$ 47.70	\$ 10,494.00	
Totals D30- HVAC Systems											\$ 10,494.00	\$ 47.70
D40- Fire Protection Systems												
D4010- Fire Sprinkler System												
	Wet Pipe Fire Protection System	220 sqft		\$ 2.60	\$ 572.00	\$ 2.40	\$ 528.00	\$ 0.30	\$ 66.00	\$ 5.30	\$ 1,166.00	
Totals D40- Fire Protection Systems											\$ 1,166.00	\$ 5.30

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
D50- Electrical Systems												
D5010- Electrical Service Distribution												
	Estimate for Electrical Power, Lighting - Complete - New Systems Extend from Existing Panel Board	220 sqft		\$ 15.60	\$ 3,432.00	\$ 14.40	\$ 3,168.00	\$ 1.80	\$ 396.00	\$ 31.80	\$ 6,996.00	
Totals	D50- Electrical Systems									\$	\$ 6,996.00	\$ 31.80
E20- Furnishings												
E2010- Fixed Furnishings												
	Window Treatment -Single Roller Shade with Light Filtering	102 sqft		\$ 6.17	\$ 629.45	\$ 9.26	\$ 944.18	\$ 0.93	\$ 94.42	\$ 16.35	\$ 1,668.06	
Totals	E20- Furnishings									\$	\$ 1,668.06	\$ 7.58
F- Other Building Construction												
F20- Selective Demolition												
F2010- Building Elements Demolition												
	Demolition Exterior Wall Selectively at the Existing Building	220 sqft		\$ 5.40	\$ 1,188.00	\$ 0.60	\$ 132.00	\$ 0.36	\$ 79.20	\$ 6.36	\$ 1,399.20	
F2020- Hazardous Components Abatement												
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	F20- Selective Demolition									\$	\$ 1,399.20	\$ 6.36
G- Sitework - Only Localized at Addition												
G10- Site Preparation												
G1020- Site Clearing												
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	4 mon		\$ 360.00	\$ 1,440.00	\$ 40.00	\$ 160.00	\$ 24.00	\$ 96.00	\$ 424.00	\$ 1,696.00	
	Clearing and Grubbing of Site - Minor	1 set		\$ 2,125.00	\$ 2,125.00	\$ 375.00	\$ 375.00	\$ 150.00	\$ 150.00	\$ 2,650.00	\$ 2,650.00	
G1030- Site Demolition & Relocations												
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 940.00	\$ 940.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 1,060.00	\$ 1,060.00	
G1040- Site Earthwork												
	Cut and Fill - On Site Grading at Building Addition	10 cuyd		\$ 63.75	\$ 637.50	\$ 11.25	\$ 112.50	\$ 18.00	\$ 180.00	\$ 93.00	\$ 930.00	
Totals	G10- Site Preparation									\$	\$ 6,336.00	\$ 28.80

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT	
G20- Site Improvements													
G2050- Landscaping													
	Estimate for Landscaping System - Restore Grass, Shrubs, Irrigation - Allowance	300 sqft		\$ 2.08	\$ 624.00	\$ 1.92	\$ 576.00	\$ 0.24	\$ 72.00	\$ 4.24	\$ 1,272.00		
Totals	G20- Site Improvements									\$	\$ 1,272.00	\$ 5.78	
Total Direct Costs ->											\$	113,537	\$ 516.08

Estimate Summary and Detail - Phase 3



520 Kirkland Way, Suite 301
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Name:
 Second Name:
 Location:
 Design Phase:
 Date of Estimate:
 Date of Revision:
 Month of Cost Basis:

**Tumwater Fire North End Station
 Phase 3: Apparatus Bay Expansion
 Tumwater, WA
 Conceptual Cost Estimate
 July 31, 2025
 October 28, 2025/December 4, 2025
 July, 2025**

Estimate Summary

	Percentage of Previous Subtotal	Amount		
			Subtotal Direct Cost \$	394,173
Scope Contingency	10.0%	\$ 39,417	Subtotal \$	433,590
General Conditions	18.0%	\$ 78,046	Subtotal \$	511,636
Home Office Overhead	5.0%	\$ 25,582	Subtotal \$	537,218
Profit	6.0%	\$ 32,233	Subtotal \$	569,451
Escalation to August 2026 at 6%/year	6.52%	\$ 37,105	Subtotal \$	606,557
TOTAL ESTIMATED CONSTRUCTION COST			\$	606,557

Estimate Assumptions:

This estimate is based on the design information received by 7-18-25, Plan Revisions of 10-14-25 and Phone Conference of 12-2-25
 All soft costs are the owner's responsibility to determine and verify. The Soft costs estimate has been excluded from the construction cost estimate.
 Escalation rate of 6.0% per year is included. Costs are escalated to mid-point of construction August 2027
 An escalation rate above 6.0% per year is not included in the estimate. This is important if general inflation exceeds this rate.

Estimate Qualifications:

The estimate is not be relied on solely for proforma development and financial decisions.
 Additional design and scheduling should be performed before setting construction and project budgets
 Summary sheet markups are cumulative, not additive. Percentages are added to the previous subtotal rather than the direct cost subtotal.
 Estimated labor is based on an 8 hour per day shift 5 days a week. Accelerated schedule work of overtime has not been included.
 Estimate is based on a competitive public bid with at least 3 bona fide submitted and unrescinded general contractor bids.
 If only 1 or 2 bids are received, the bids could be 40% to 100% more than the cost estimate based on empirical experience.
 Estimate is based on a competitive public bid with a minimum 6 week bidding schedule and no significant addendums within 2 weeks of bid opening.
 Estimate is not based a State of Washington GC/CM Procurement of construction. This typically increases construction costs.
 Estimated is not based Design/Build or Progressive Design/Build Procurement of construction.
 Estimated construction cost is for the entire project. This estimate is not intended to be used for other projects.
 Division 0/ Division 1 specifications are presumed to have normal ranges for liquidated damages, construction schedule and terms & conditions.
 These divisions are typically written after the final estimate. Please contact the cost estimator for a review, if desired.
 Please consult the cost estimator for any modifications to this estimate. Unilaterally adding and deleting markups, scope of work, schedule, specifications, plans and bid forms could incorrectly restate the project construction cost.
 The construction cost estimate does not include an estimate of owner soft costs such as sales taxes, A/E fees, owner contingencies and permit fees.
 Construction reserve contingency for change orders is not included in the estimate.
 Any modifications to the plans via addendums and code review for permits will cause cost increases and are not included in this estimate.
 Sole source supply of materials and/ or installers typically results in a 40% to 100% premium on costs over open specifications.
 Imposition of tariffs and market instability of resources such as fuel, insurance and labor occurring after estimate date are not included.
 Contractors imposing different bidding conditions from plans and specifications on subcontractors are not bidding from the plans and specifications.
 Modifications to the proposed construction schedule and modifying the phasing plans after this estimate will affect construction cost and are not included.
 The estimate includes a reasonable construction escalation that can be determined based on market conditions for up to the next 6 months.
 Since this project has a midpoint of construction further than 6 months, increases in escalation are not included beyond the rate shown in the estimate.



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Name: **Tumwater Fire North End Station** Area **sqft**
 Second Name: **Phase 3: Apparatus Bay Expansion**
 Location: **Tumwater, WA** Apparatus Bay Expansion 810
 Design Phase: **Conceptual Cost Estimate**
 Date of Estimate: **July 31, 2025**
 Date of Revision: **October 28, 2025/December 4, 2025**
 Month of Cost Basis: **July, 2025**

810

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
A- Substructure												
A10- Foundations												
A1010- Standard Foundations												
	Shallow Spread Footings + Column Footings Foundation System - Concrete, includes excavation, backfilling, erect and strip wood forms, Reinforcing and Footing Drain System	810 fpa		\$ 16.12	\$ 13,057.20	\$ 9.88	\$ 8,002.80	\$ 1.56	\$ 1,263.60	\$ 27.56	\$ 22,323.60	
A1030- Slab on Grade												
	8" Structural Slab On Grade System - Concrete	20.1 cuyd		\$ 91.65	\$ 1,842.17	\$ 143.35	\$ 2,881.34	\$ 25.38	\$ 510.14	\$ 260.38	\$ 5,233.64	
	Structural Slab On Grade System - Rebar	1.0 tons		\$ 2,315.50	\$ 2,264.73	\$ 1,894.50	\$ 1,852.96	\$ 252.60	\$ 247.06	\$ 4,462.60	\$ 4,364.76	
	Slab On Grade System - Vapor Barrier	810 sqft		\$ 0.57	\$ 463.32	\$ 0.47	\$ 379.08	\$ 0.06	\$ 50.54	\$ 1.10	\$ 892.94	
	Structural Slab On Grade System - R-10 Rigid Insulation	240 sqft		\$ 2.50	\$ 600.60	\$ 2.05	\$ 491.40	\$ 0.27	\$ 65.52	\$ 4.82	\$ 1,157.52	
	Slab On Grade System - Under Slab Fill 6"	15.0 cuyd		\$ 17.98	\$ 269.77	\$ 38.22	\$ 573.25	\$ 6.07	\$ 91.05	\$ 62.27	\$ 934.06	
	Structural Slab On Grade System - Edge Formwork	158 lnft		\$ 2.82	\$ 446.24	\$ 0.54	\$ 85.00	\$ 0.20	\$ 31.87	\$ 3.56	\$ 563.12	
	Slab On Grade System - Trowel Finish	810 sqft		\$ 0.98	\$ 795.77	\$ 0.11	\$ 88.42	\$ 0.13	\$ 106.10	\$ 1.22	\$ 990.30	
	Totals A10- Foundations										\$ 36,459.94	\$ 45.01
B- Shell												
B10- Superstructure												
B1020- Roof												
	Roof Structural System - Engineered Wood Roof System - Trusses/Joists, Beams with Columns and Plywood for a Complete Structural System - Includes Overhangs	810 sqft		\$ 19.20	\$ 15,552.00	\$ 12.80	\$ 10,368.00	\$ 1.92	\$ 1,555.20	\$ 33.92	\$ 27,475.20	
	Totals B10- Superstructure										\$ 27,475.20	\$ 33.92
B20- Exterior Closure												
B2010- Exterior Walls												
	Exterior 2x Wood Stud Shear Walls at 16" o.c. - Rigid and Batt Insulation with Rain Screen System Including Air and Vapor Barriers and GWB-X Interior Finish	1,955 sqft		\$ 15.19	\$ 29,696.45	\$ 9.31	\$ 18,201.05	\$ 1.47	\$ 2,873.85	\$ 25.97	\$ 50,771.35	
	Wood Look Siding System	1,955 sqft		\$ 9.23	\$ 18,034.88	\$ 13.28	\$ 25,952.63	\$ 1.35	\$ 2,639.25	\$ 23.85	\$ 46,626.75	
	Soffit System - 1x6 T+G Wood	263 sqft		\$ 7.68	\$ 2,016.00	\$ 8.32	\$ 2,184.00	\$ 0.96	\$ 252.00	\$ 16.96	\$ 4,452.00	

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT		
B2020- Exterior Windows														
	Insulated Glazing Window/Storefront System - Triple Glazed - Fiberglass Framed - Allowance	98 sqft		\$ 57.15	\$ 5,586.41	\$ 69.85	\$ 6,827.84	\$ 7.62	\$ 744.88	\$ 134.62	\$ 13,159.11			
B2030- Exterior Doors														
	Ext. Door, HM/ Frame/ Hardware, 3-0 x 7-0	1 each		\$ 2,061.80	\$ 2,061.80	\$ 1,903.20	\$ 1,903.20	\$ 237.90	\$ 237.90	\$ 4,202.90	\$ 4,202.90			
	Bollard Assembly	2 each		\$ 2,427.80	\$ 4,855.60	\$ 1,552.20	\$ 3,104.40	\$ 238.80	\$ 477.60	\$ 4,218.80	\$ 8,437.60			
	Overhead Door-Aluminum Half Glazing /Half Insulated - 14'-0" wide x 14'-0" high - With Operator	1 each		\$ 23,100.00	\$ 23,100.00	\$ 18,900.00	\$ 18,900.00	\$ 2,520.00	\$ 2,520.00	\$ 44,520.00	\$ 44,520.00			
Totals B20- Exterior Closure											\$	172,169.71	\$	212.56
B30- Roofing														
B3010- Roof Coverings														
	Shingle Roofing System with 1/2" Plywood, R-38 Rigid Insulation, Vapor Retarder, 5/8" Plywood, Flashing, Trim, Roof Gutters and Downspouts	810 sqft		\$ 17.60	\$ 14,256.00	\$ 14.40	\$ 11,664.00	\$ 1.92	\$ 1,555.20	\$ 33.92	\$ 27,475.20			
Totals B30- Roofing											\$	27,475.20	\$	33.92
C- Interiors - Only for the Addition														
C10- Interior Construction														
C1010- Interior Partitions														
	Interior Partitions Including Acoustical Sound Batt at Walls and Door Systems	810 sqft		\$ 3.12	\$ 2,527.20	\$ 2.88	\$ 2,332.80	\$ 0.36	\$ 291.60	\$ 6.36	\$ 5,151.60			
C1030- Interior Specialties														
	Interior Specialties - Interior Signage	810 sqft		\$ 0.65	\$ 526.50	\$ 0.60	\$ 486.00	\$ 0.08	\$ 60.75	\$ 1.33	\$ 1,073.25			
Totals C10- Interior Construction											\$	6,224.85	\$	7.69
C30- Interior Finishes														
	Interior Finishes - Walls, Floors and Ceilings	810 sqft		\$ 7.28	\$ 5,896.80	\$ 6.72	\$ 5,443.20	\$ 0.84	\$ 680.40	\$ 14.84	\$ 12,020.40			
Totals C30- Interior Finishes											\$	12,020.40	\$	14.84
D- Services														
D20- Plumbing Systems														
D2010- Plumbing System - Including Supply and Vent, Waste Piping														
	Estimate for Plumbing System - Complete	810 sqft		\$ 5.20	\$ 4,212.00	\$ 4.80	\$ 3,888.00	\$ 0.60	\$ 486.00	\$ 10.60	\$ 8,586.00			
Totals D20- Plumbing Systems											\$	8,586.00	\$	10.60

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT
D30- HVAC Systems												
D3020- HVAC System												
	Estimate for HVAC System - DOAS Based Heating and Cooling Systems and Apparatus Bay Systems with Exhaust - Complete - New System	810 sqft		\$ 20.80	\$ 16,848.00	\$ 19.20	\$ 15,552.00	\$ 2.40	\$ 1,944.00	\$ 42.40	\$ 34,344.00	
Totals	D30- HVAC Systems										\$ 34,344.00	\$ 42.40
D40- Fire Protection Systems												
D4010- Fire Sprinkler System												
	Wet Pipe Fire Protection System	810 sqft		\$ 2.34	\$ 1,895.40	\$ 2.16	\$ 1,749.60	\$ 0.27	\$ 218.70	\$ 4.77	\$ 3,863.70	
Totals	D40- Fire Protection Systems										\$ 3,863.70	\$ 4.77
D50- Electrical Systems												
D5010- Electrical Service Distribution												
	Estimate for Electrical Power, Lighting and GenSet System and Solar Systems - Complete - New Systems	810 sqft		\$ 16.12	\$ 13,057.20	\$ 14.88	\$ 12,052.80	\$ 1.86	\$ 1,506.60	\$ 32.86	\$ 26,616.60	
Totals	D50- Electrical Systems										\$ 26,616.60	\$ 32.86
E- Equipment and Furnishings												
E10- Equipment												
E1010- Commercial Equipment - Allowances												
	SCBA Washer, OFCI	1 each		\$ 1,568.98	\$ 1,568.98	\$ 32.02	\$ 32.02	\$ 19.21	\$ 19.21	\$ 1,620.21	\$ 1,620.21	
	Bunker Gear Locker, OFCI - Allowance	10 each		\$ 1,470.00	\$ 14,700.00	\$ 30.00	\$ 300.00	\$ 18.00	\$ 180.00	\$ 1,518.00	\$ 15,180.00	
Totals	E10- Equipment										\$ 16,800.21	\$ 20.74
E20- Furnishings												
E2010- Fixed Furnishings												
	Window Treatment -Single Roller Shade with Light Filtering	98 sqft		\$ 6.17	\$ 603.23	\$ 9.26	\$ 904.84	\$ 0.93	\$ 90.48	\$ 16.35	\$ 1,598.55	
Totals	E20- Furnishings										\$ 1,598.55	\$ 1.97
F- Other Building Construction												
F20- Selective Demolition												
F2010- Building Elements Demolition												
	Demolition Exterior Wall Selectively at the Existing Building	810 sqft		\$ 4.67	\$ 3,783.51	\$ 0.52	\$ 420.39	\$ 0.31	\$ 252.23	\$ 5.50	\$ 4,456.13	
F2020- Hazardous Components Abatement												
	No Hazardous Materials Demolition Allowance in Estimate	nic		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	F20- Selective Demolition										\$ 4,456.13	\$ 5.50

WBS	Description	Quantity	U of M	Labor	Labor Total	Material	Material Total	Equipment	Equipment Total	Total \$/U of M	Direct Cost	Direct \$/SQFT	
G- Sitework - Only Localized at Addition													
G10- Site Preparation													
G1020- Site Clearing													
	T.E.S.C. Plan and materials - Construction Entrance, Storm Drain inlet protection, Silt Fences	5 mon		\$ 1,080.00	\$ 5,400.00	\$ 120.00	\$ 600.00	\$ 72.00	\$ 360.00	\$ 1,272.00	\$ 6,360.00		
	Clearing and Grubbing of Site - Minor	1 set		\$ 2,550.00	\$ 2,550.00	\$ 450.00	\$ 450.00	\$ 180.00	\$ 180.00	\$ 3,180.00	\$ 3,180.00		
G1030- Site Demolition & Relocations													
	Miscellaneous Site Demolition Allowance	1 lpsm		\$ 1,410.00	\$ 1,410.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 1,590.00	\$ 1,590.00		
G1040- Site Earthwork													
	Cut and Fill - On Site Grading at Building Addition	30 cuyd		\$ 63.75	\$ 1,912.50	\$ 11.25	\$ 337.50	\$ 18.00	\$ 540.00	\$ 93.00	\$ 2,790.00		
Totals	G10- Site Preparation									\$	13,920.00	\$ 17.19	
G20- Site Improvements													
G2050- Landscaping													
	Estimate for Landscaping System - Restore Grass, Shrubs, Irrigation - Allowance	510 sqft		\$ 2.08	\$ 1,060.80	\$ 1.92	\$ 979.20	\$ 0.24	\$ 122.40	\$ 4.24	\$ 2,162.40		
Totals	G20- Site Improvements									\$	2,162.40	\$ 2.67	
Total Direct Costs ->											\$	394,173	\$ 486.63

Estimate Backup



**TUMWATER FIRE DEPARTMENT
STATION T2 ADDITION
COST ESTIMATE - PRE-DESIGN
12/13/2025**

ITEM NO.	ITEM	UNIT	UNIT PRICE	QTY.	SUBTOTAL
SITE PREP / EROSION CONTROL					
1	MOBILIZATION (10% OF CONSTRUCTION COSTS)	LS	\$30,000	1	\$30,000
2	TEMPORARY EROSION AND SEDIMENTATION CONTROL	LS	\$10,000	1	\$10,000
3	TREE REMOVAL/CLEARING AND GRUBBING	LS	\$20,000	1	\$20,000
					\$60,000
SITE DEMOLITION					
4	ASPHALT REMOVAL	SY	\$135	96	\$12,960
5	EXISTING ROOF DRAIN REMOVAL	LF	\$10	125	\$1,250
6	CURB REMOVAL	LF	\$10	163	\$1,630
					\$15,840
SITE IMPROVEMENTS					
7	COMMERCIAL HMA	TON	\$225	155	\$34,953
8	CRUSHED SURFACING BASE COURSE (COMPACTED)	TON	\$60	418	\$25,065
9	CONCRETE PAVEMENT (6" THICKNESS)	CY	\$415	27	\$11,297
10	CRUSHED SURFACING TOP COURSE (COMPACTED)	TON	\$90	155	\$13,980
11	TRAFFIC CURB	LF	\$60	620	\$37,200
12	PAINT LINE	LF	\$3	260	\$650
					\$123,145
STORM DRAINAGE					
13	6" PVC ROOF DRAIN	LF	\$20	260	5,200
14	CATCH BASIN TYPE 1	EA	\$4,000	6	24,000
15	MECHANICAL TREATMENT DEVICE	EA	\$20,000	1	20,000
16	UNDERGROUND INFILTRATION SYSTEM	LS	\$80,000	1	80,000
					\$129,200
UTILITIES					
17	FIRE HYDRANT ASSEMBLY (RELOCATION)	EA	\$5,000	1	\$5,000
					\$5,000
OTHER ITEMS					
18	LANDSCAPE AND IRRIGATION	LS	\$5,000	1	\$5,000
19	LIGHTING	LS	\$10,000	1	\$10,000
					\$15,000

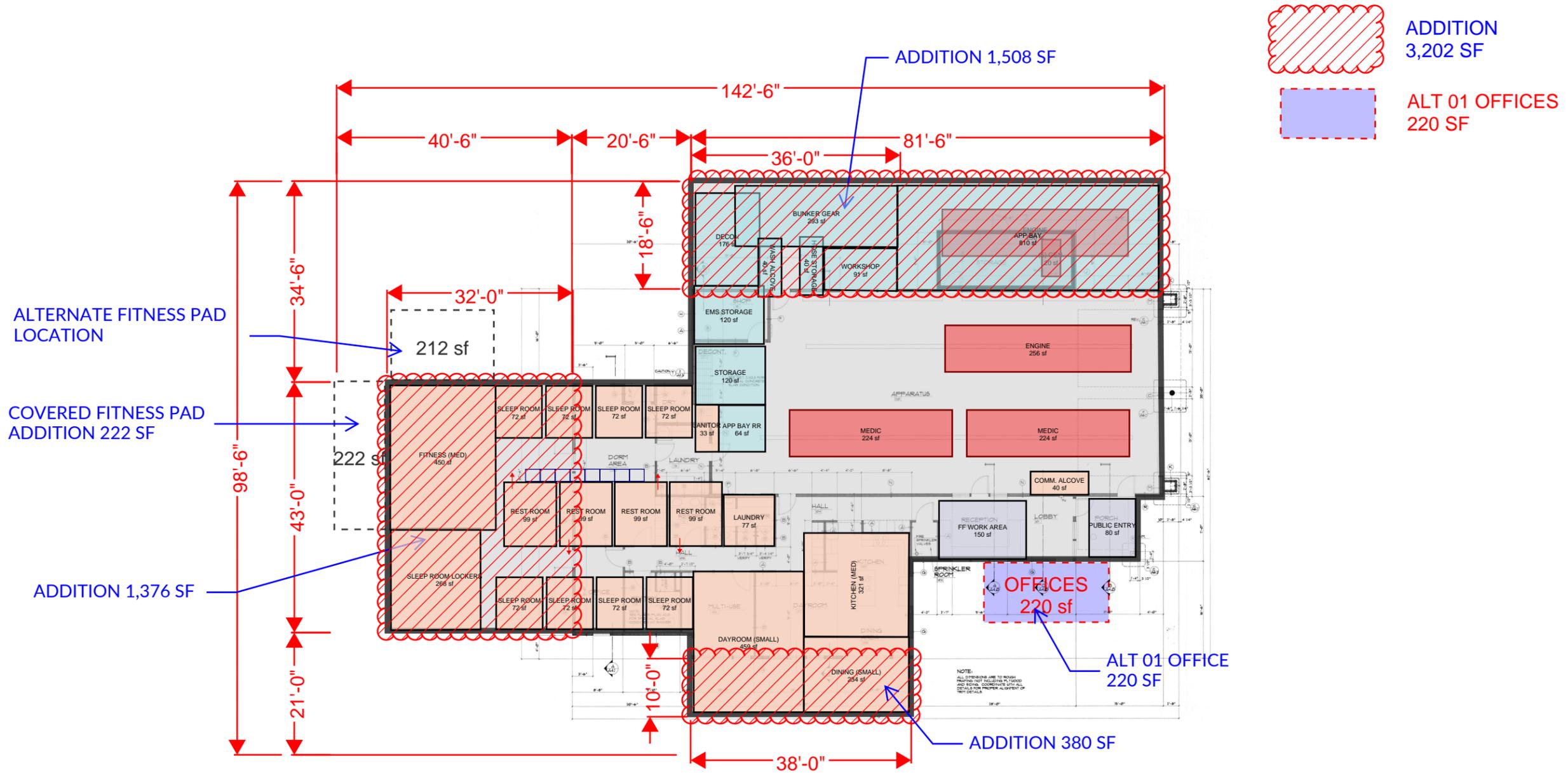
SUBTOTAL **\$348,185**

CONTINGENCY (20%) **\$69,637**

GRAND TOTAL	\$417,822
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Notes:

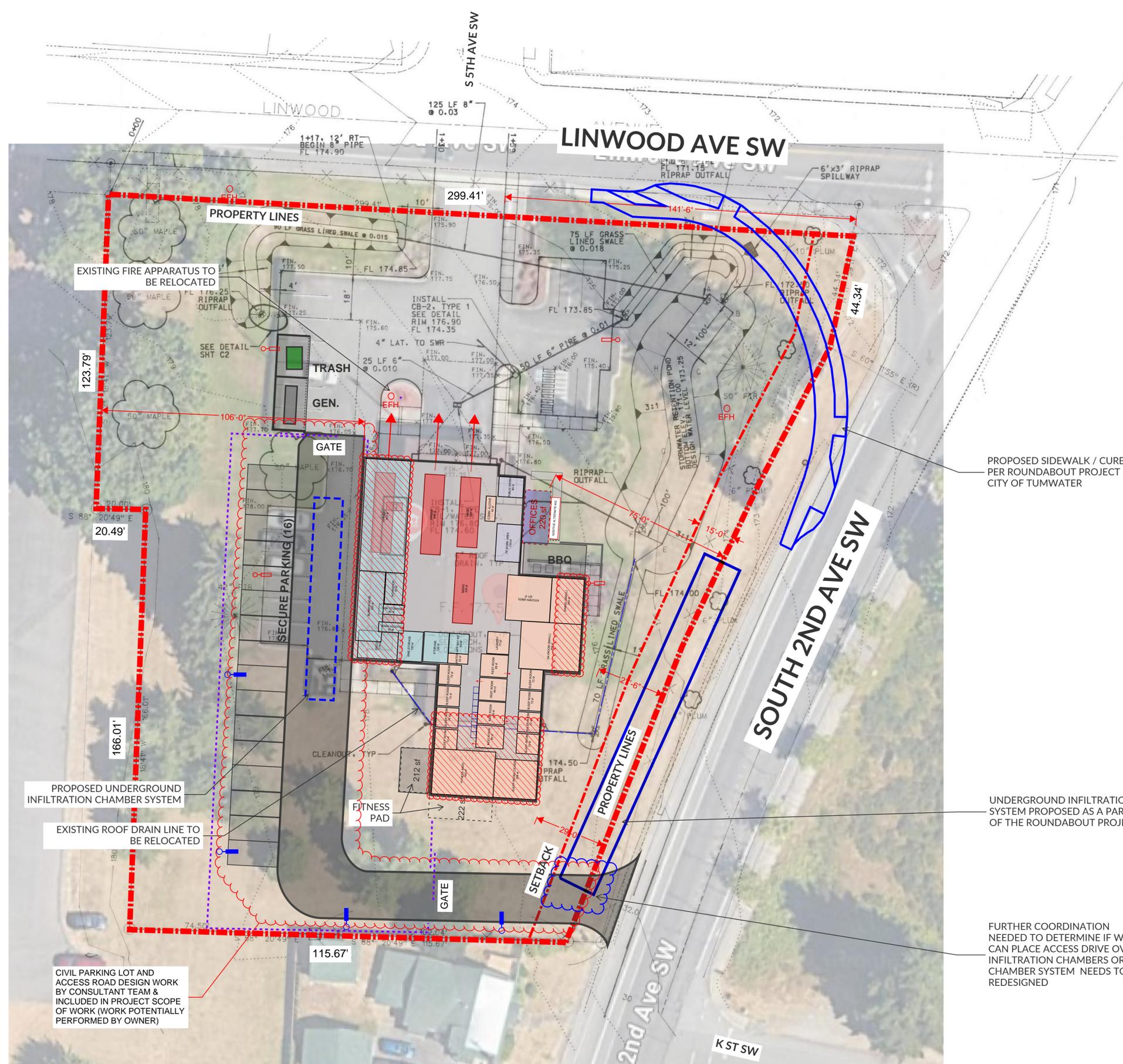
- 1 Taxes not included.
- 2 Asphalt used a 2.05 multiplier (2.05 Ton/CY).
- 3 Crushed surfacing base coarse and ballast used a 1.85 multiplier (1.85 Ton/CY).
- 4 Cost Estimate does not include permit fees and impact fees.
- 5 Prepared without the benefit of a geotechnical report.
- 6 No subgrade replacement assumed in asphalt and concrete paved areas.
- 7 Asphalt and concrete pavement sections are assumed due to no geotechnical recommendations.
- 8 Does not include existing building and structure demolition and demolition permitting costs.
- 9 Does not include underground storage tank removal and soil contamination cleanup (if any).
- 10 Does not include footings, foundations, piles and associated excavation and installation.
- 11 Frontage improvements are expected to be handled by the City of Tumwater during construction of the roundabout therefore cost for this were not included.
- 12 Costs do not include site beautification items such as flag poles, benches, statues, monuments, exhibits etc.
- 13 Does not include bike parking facilities fueling and structures and screening.
- 14 Does not include dry utility service connections such as gas and electric.
- 15 Does not include utility service connection fees.
- 16 Geotechnical and materials testing is not included.
- 17 Existing wells and septic tanks are not known to exist on the site and therefore not included in the costs.
- 18 Costs do not include construction dewatering.



TUMWATER FIRE NORTH END STATION

FLOOR PLAN | TUMWATER FIRE DEPARTMENT | 12/3/2025

SCALE 1" = 20'-0"



Legend

- Existing Light Pole ○
- Proposed New Light Pole ○
- Existing Fire Hydrant ○ EFH
- Proposed New Fire Hydrant ○ EFH

Project Information

Applicant and Representative:
 Name: Chris Graham, Facilities Manager
 City of Tumwater Parks and Recreation
 Address: 555 Israel Road SW, Tumwater, WA 98501
 Phone: 360.252.5499x3226
 E-Mail: cgraham@ci.tumwater.us

Assessors Parcel Number: 09080004002

Legal Description: Section 34 Township 18 Range 2W

Total Area: Acreage: 1.5 Square Footage: 67,518

Proposed Use: Existing : Fire Station Note: Project expands the existing fire station footprint and maintains the same use.

Density: N/A

Size of Building: Existing - 5,013 Main Addition - 3,202 Alt 01 - 220

Building Height: Existing 30'-6" (Note: Additions will not increase overall building height)

Proposed IBC Construction Type: Existing V-N SPRINKLERED New VB

Number of Parking Spaces: Existing - 19 Being Removed - 11 New - 16 **Total - 24 (Include Handicap)**

Percent of site covered with impervious surfaces: TBD

Zoning: Existing - Residential Low Density

Water Provider: City of Tumwater

Sewer Provider: City of Tumwater

EXISTING SEWER, WATER, AND COMMUNICATIONS LINES WERE NOT OBSERVED DURING THE SITE VISIT. IT IS ASSUMED THAT EXISTING WATER AND SEWER CAPACITIES ARE ADEQUATE, HOWEVER UTILITIES SHOULD BE LOCATED PRIOR TO SITE DESIGN TO AVOID CONFLICTS

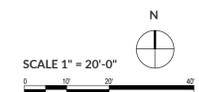
PROPOSED SIDEWALK / CURB PER ROUNDABOUT PROJECT BY CITY OF TUMWATER

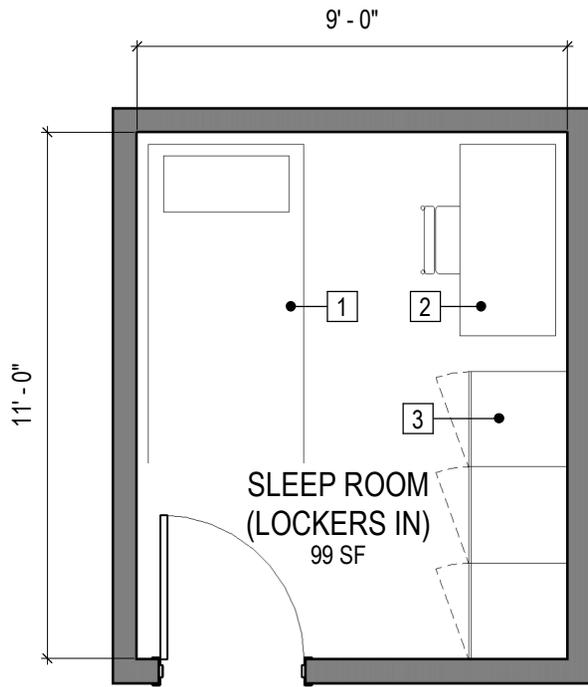
UNDERGROUND INFILTRATION SYSTEM PROPOSED AS A PART OF THE ROUNDABOUT PROJECT

FURTHER COORDINATION NEEDED TO DETERMINE IF WE CAN PLACE ACCESS DRIVE OVER INFILTRATION CHAMBERS OR IF CHAMBER SYSTEM NEEDS TO BE REDESIGNED

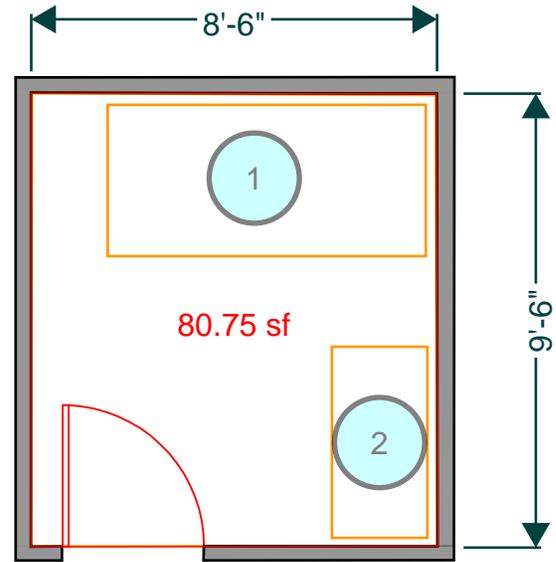
TUMWATER FIRE NORTH END STATION

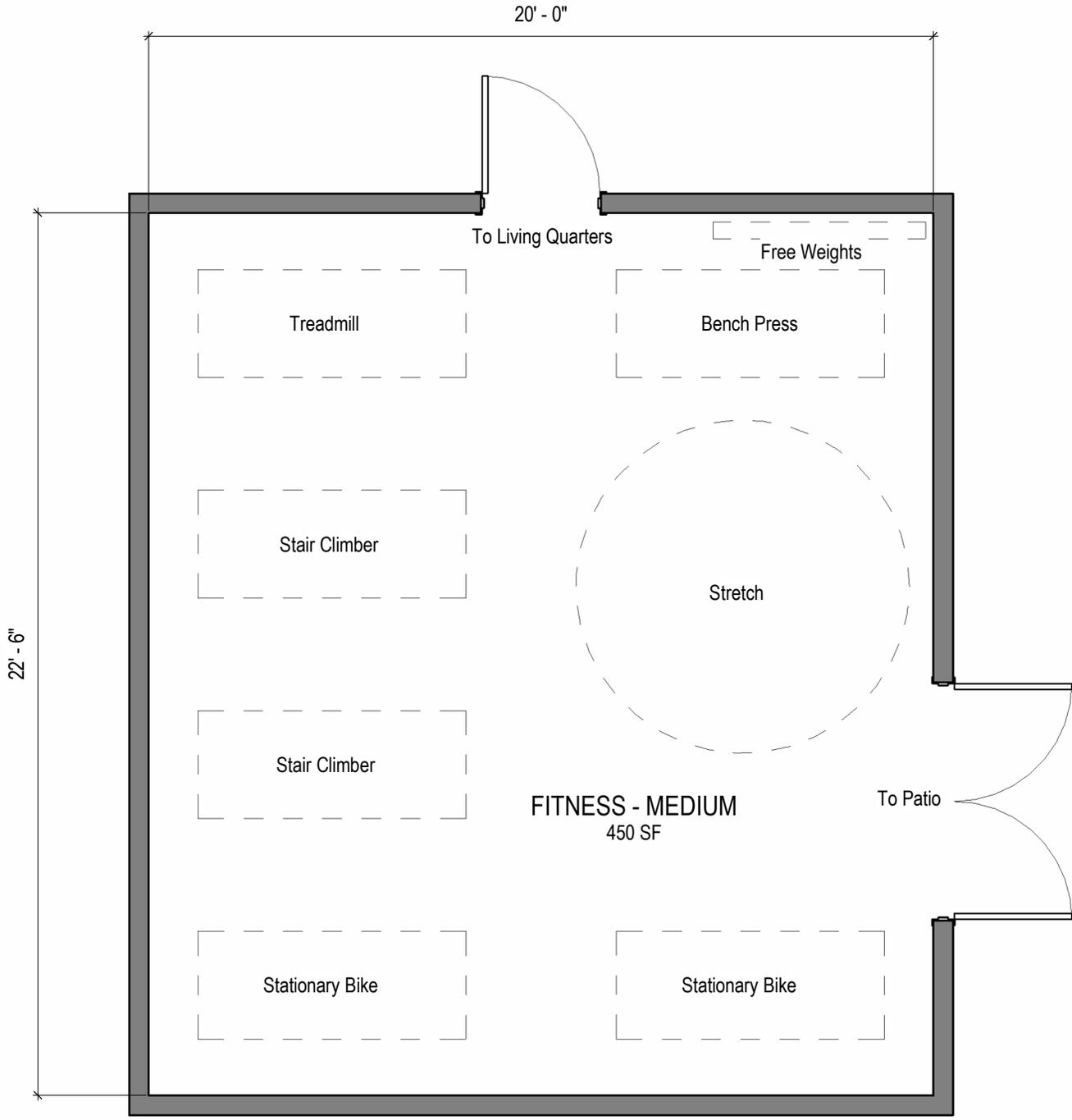
SITE PLAN | TUMWATER FIRE DEPARTMENT | 12/03/2025





SLEEP ROOM
ROOM DIAGRAM





OWNER'S PROJECT REQUIREMENTS (OPR) :



FITNESS - MEDIUM

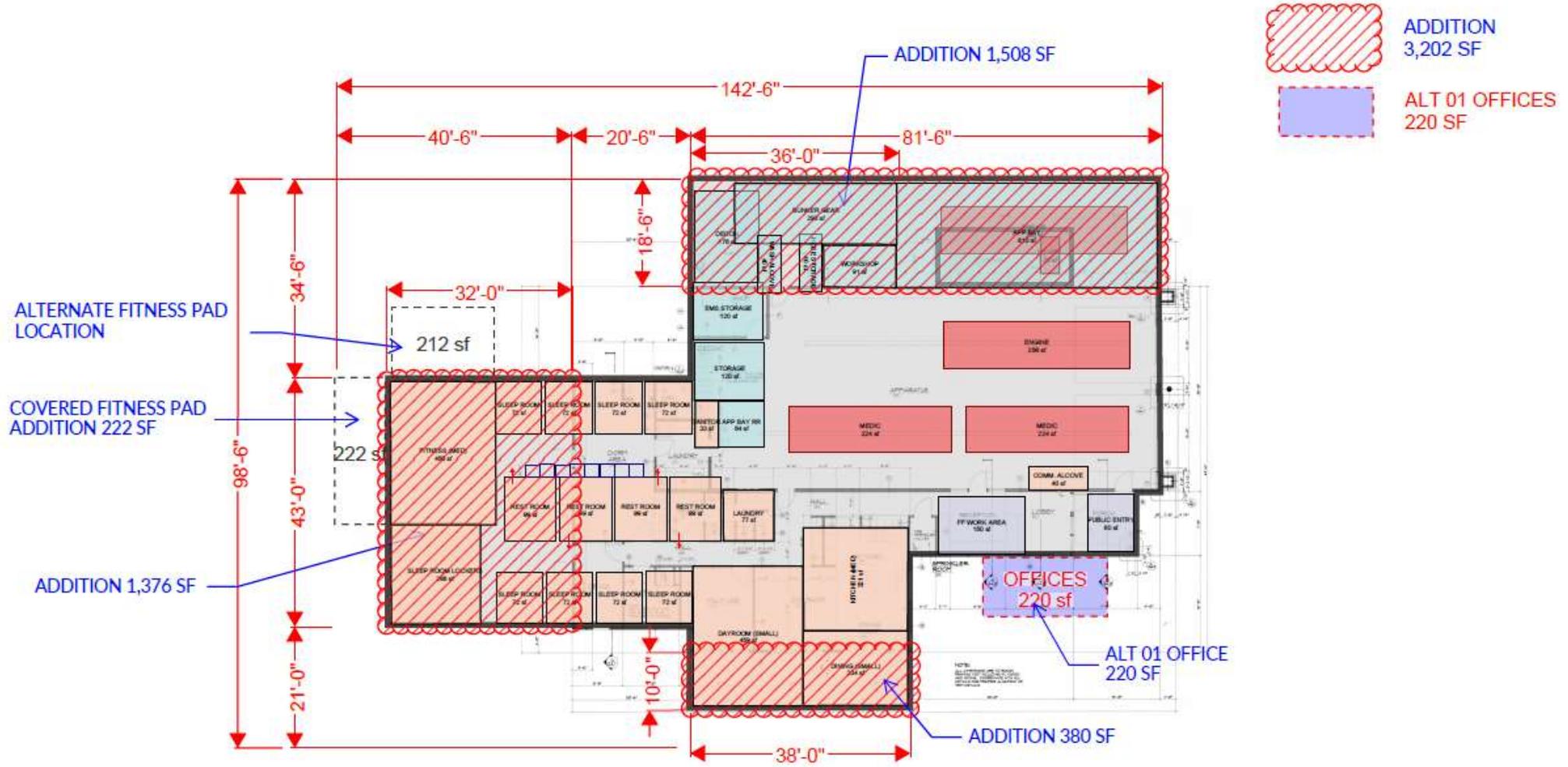
Service Provider Agreement with Rice Fergus Miller for Fire Station T-2 Expansion Project

City Council

March 17, 2026



Current Conceptual Design



Purpose of Agreement

- Provide architectural and consulting engineering services for the T2 remodel project.
- Rice Fergus Miller has completed the initial conceptual design process.
- This agreement begins with schematic design of the project and supports all phases of the project through closeout.
- The goal is the completion and deliver of a fully-functioning, expanded facility to the City.



Project Phases:

200 - Schematic Design

- Refining Conceptual Design
- Determining What/Where

300 - Design Development

- Technical Specs Developed
- Detailed Drawings
- Building System Coordination
- Selection of Materials

400 - Construction Documents

- Final Documents Used for Bidding/Construction
- Full Details Regarding Building Systems/Materials



500 - Permitting

600 - Bidding

- Following City/State Guidelines
- Selection of Contractor to Complete Project

700 - Construction Administration

- The “Build” Stage of Project
- Part of RFM’s Contract to Oversee Meetings/Check-Ins

800 - Closeout

- Punchlist
- Certificate of Occupancy
- Ensuring All Contract Items Are Complete

900 - Allowance Reimbursable

- Covers Fees for Travel Time/Other Expenses



Agreement Fee Details

- Service Provider Agreement with Rice Fergus Miller
- \$776,375
- Detailed breakdown in Appendix of the draft SPA



Request

- Authorize the Mayor to sign the Service Provider Agreement with Rice Fergus Miller for Fire Station T-2 Expansion



TO: City Council
 FROM: Jared VerHey, Capital Projects Manager
 DATE: March 17, 2026
 SUBJECT: Reimbursable Agreement with Washington State Department of Transportation for the Deschutes Valley Trail Project

1) Recommended Action:

Authorize the Mayor to sign the Reimbursable Agreement with Washington State Department of Transportation (WSDOT) for the Deschutes Valley Trail Project.

Due to permitting and funding deadlines, this Agreement was not reviewed by the Public Works Committee before going to City Council.

2) Background:

The Deschutes Valley Trail is a multi-use trail from Historical Park to Pioneer Park consisting of seven total segments (A1, A2, B, C, D, Palermo Spur and Deschutes Valley Park Spur). Segment A1 was constructed in 2021. Design of the remaining six segments (A2, B, C, D, Palermo Spur and Deschutes Valley Park Spur) was initiated in October 2025.

The six segments of trail extend over two miles, traverse varying and complex terrain features, and navigate through and adjacent to critical areas. The trail system consists of three water crossings requiring bridges over a drainage ditch, the Deschutes River, and its side channels. The trail will be 10’ wide with 2’ gravel shoulders on each side and will be designed to meet ADA guidelines for accessibility.

This agreement provides funding for Washington State Department of Transportation staff to complete review of environmental documents for permitting the project.

In coordination with the Transportation Department Director and due to time constraints associated with the project permitting and funding deadlines, this Agreement was not reviewed with the Public Works Committee prior to City Council.

3) Policy Support:

Strategic Priorities & Goals 2026-2032

Create and maintain a transportation system safe for all modes of travel. Develop a citywide trail system.

4) Alternatives:

- Reject the agreement.
-

5) Fiscal Notes:

This reimbursable agreement is for \$10,000, however, the city will only be billed actual direct and related indirect costs.

The project includes a mix of grants, and funds from the Metropolitan Park District, Park Impact Fees, and the General Fund.

6) Attachments:

- A. Reimbursable Agreement with Washington State Department of Transportation for the DVT Project



Washington State Department of Transportation

Project Review Reimbursable Agreement

Project Review Reimbursable Agreement		Applicant or Local Agency City of Tumwater	
Agreement Number J C8659		Billing Address 555 Israel Rd. SW Tumwater, WA 98501	
SWV # 0007172			
Region Olympic		Contact Email blindauer@ci.tumwater.wa.us	
Contact Name Bill Lindauer		Contact Phone (360) 754-4140	
Estimated Costs This estimate is based on the best available information to date and includes WSDOT's Indirect Cost Rate \$10,000		Surety Amount \$ <input type="checkbox"/> Not Applicable	
SR n/a	MP n/a	Project Name Deschutes Valley Trail Connection	
Detailed Description of Work by WSDOT <input checked="" type="checkbox"/> Project Review Allow compensation for WSDOT labor in reviewing environmental documents for the City of Tumwater. <input type="checkbox"/> Inspection <input type="checkbox"/> Other			

This AGREEMENT is entered into by and between the Washington State Department of Transportation, hereinafter "WSDOT," and the above named "APPLICANT OR LOCAL AGENCY," hereinafter the "ENTITY;" herein after referred to individually as the "Party" and collectively as the "Parties."

Recitals

- The ENTITY has requested WSDOT to perform the above described work, and WSDOT is authorized and willing to perform the work.
- The ENTITY is responsible for the costs associated with the work.
- WSDOT is prohibited from the costs of mitigating utilities without a real property right under chapter 47.44 RCW

NOW THEREFORE, pursuant to the terms, conditions and performances contained herein and/or attached hereto, and by this reference made a part of this Agreement,

It Is Mutually Agreed to As Follows:

1. GENERAL

- The WSDOT agrees to perform the above described work requested by the ENTITY, using state labor, equipment and materials.
- To secure payment of the potential costs incurred in the review process, WSDOT requests that a Surety Amount in the form of Bond, Assignment of Escrow, Certificate of Deposit, Irrevocable Letter of Credit, Check or Money Order in the amount listed above accompany the endorsed original copy of this Agreement.
- All WSDOT reviews, and/or inspections provided by WSDOT are solely for the benefit of WSDOT and not for the ENTITY or any other third party.

2. PAYMENT

- 2.1 The ENTITY, in consideration of the faithful performance of the work by WSDOT, agrees to reimburse WSDOT for the actual direct and related indirect costs associated with the work, including WSDOT's current administrative indirect cost rate.
- 2.2 The ENTITY agrees to make payment for the work by WSDOT within thirty (30) calendar days from the date of a state invoice.
- 2.3 The ENTITY agrees that if it fails to make payment within thirty (30) calendar days of the invoice, the WSDOT may charge interest in accordance with RCW 43.17.240 and may elect to send the outstanding invoice(s) to a WSDOT contracted collection agency resulting in the assessment of additional fees and/or penalties.
- 2.4 Upon payment of all WSDOT invoices by ENTITY, WSDOT will release rights of remaining Surety Amount.

3. INCREASE IN COST

- 3.1 The Parties agree that the estimated cost of the work may be exceeded by up to twenty-five (25) percent. In the event costs exceed the estimated costs by more than twenty-five (25) percent the Parties agree to modify the estimated cost of work by written amendment, signed by both Parties.

4. ASSIGNMENT

- 4.1 This Agreement, and any claim arising under this Agreement, shall not be assignable or delegable by either Party, either in whole or in part.

5. INDEMNIFICATION

- 5.1 Indemnification: To the extent allowable in law, each Party to this Agreement will protect, defend, indemnify, and save harmless the other Party, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and property), arising out of, or in any way resulting from, each Party's negligent acts or omissions with respect to the provisions of this Agreement. Neither Party will be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and property) is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from the concurrent negligence of the Parties, their agents, officials, or employees, and/or involve those actions covered by RCW 4.24.115, the defense and indemnity provisions provided herein will be valid and enforceable only to the extent of the negligence of the indemnifying Party, its agents, officials, or employees.
- 5.2 The Parties agree that their obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of their officers, officials, employees, or agents. For this purpose only, the Parties, by mutual negotiation, hereby waive, with respect to each other only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.
- 5.3 This indemnification and waiver will survive the termination of this Agreement.

6. AMENDMENT

- 6.1 This Agreement may be amended by the mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

7. TERMINATION

- 7.1 Either Party may terminate this Agreement, with or without cause, by providing written notice to the other of such termination and specifying the effective date thereof at least thirty (30) calendar days before the effective date of such termination. The ENTITY will reimburse WSDOT for all charges up to the date of termination.

8. DISPUTES

- 8.1 The Parties shall work collaboratively to resolve disputes and issues arising out of, or related to this Agreement. Disagreements shall be resolved promptly and at the lowest level of hierarchy.

- 8.2 In the event that a dispute arises under this Agreement which cannot be resolved by the parties as outlined in Section 8.1, the dispute will be settled in the following manner: Each Party will appoint a member to a dispute board. The members so appointed will jointly appoint a third member to the dispute board who is not employed by or affiliated in any way with either Party. The dispute board will evaluate the facts, contract terms, and applicable statutes and rules and make a determination of the dispute. The determination of the dispute board will be final and binding on the Parties. Any costs associated with appointing the third member will be equally shared between the Parties. Each Party shall be responsible for its own costs, including attorneys fees.
- 8.3 The Parties agree that any legal action to enforce any right or obligation under this Agreement may only be brought in Thurston County Superior Court.

9. UTILITY MITIGATION

- 9.1 The Parties agree that should there be any utilities in conflict with the work, which are located within the ENTITY’S jurisdiction, they shall be identified in a timely manner that does not delay the work. The Parties agree to work together in good faith to identify all utilities in conflict with the work. The ENTITY shall develop a utility listing of all facilities in conflict with the work and include the mode of occupation or accommodation for each utility, including but not limited to a franchise, permit, lease, easement, etc. The Parties agree to work together to conduct a thorough utility conflict analysis. Further, the ENTITY agrees that they shall adequately mitigate all utilities so as to not be in conflict with the work, including temporary or permanent relocation. This includes mitigating all utilities who occupy the underlying right-of-way via franchise, permit, ordinance, lease, easement, or any other mode of occupation, in a timely manner that does not delay the work.
- 9.2 State law prohibits WSDOT from expending any funds to mitigate a utility conflict unless the utility’s facilities occupy the underlying right-of-way via a compensable, real property interest, such as an easement. WSDOT does not recognize ENTITY issued franchises, permits, ordinances, or other similar accommodation agreements issued by ENTITY as instruments that convey a compensable, real property interest to a utility. WSDOT, at its sole discretion, reserves the right to alter, de-scope or terminate any of the work within the ENTITY’s jurisdiction at any time if the terms of this section are not satisfied.

10. TERM OF AGREEMENT

- 10.1 The term of the Agreement shall begin upon the date of execution and shall remain in effect until WSDOT has completed the above described work and the ENTITY has made full payment, whichever comes last, unless modified according to Section 6, “AMENDMENT,” above.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date last signed by the PARTIES below.

REQUESTING ENTITY	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
By: _____	By: _____
Printed: _____	Printed: <u>John Ho</u>
Title: _____	Title: <u>Local Programs Engineer</u>
Date: _____	Date: _____