



Members: Councilmembers Earle Stuard (chair), Curt Brown, Charla Neuman, Barb Bitteto (alternate)

Staff: Mike Dahlem, Michael Kosa, Andrew Leach, Alisa O'Haver-Ayala, Robert Wright, Andria Swann, Courtney Littrell, Drew McCarty, Gursimran Singh, Kelsey White

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below:

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CALL TO ORDER

COMMITTEE BUSINESS

1. Operations Facility - Consultant Contract Amendment
2. ADA Transition Plan Update

REPORTS

1. Project Management Report

ADJOURNMENT

SUBJECT: Operations Facility - Consultant Contract Amendment**CATEGORY:** Consent

BUDGET IMPACT:

Expenditure Required: \$101,216

Within Budget Allocation: Yes

ATTACHMENTS:

1. Amendment with Scope & Fee

STAFF CONTACT: Alisa O'Haver-Ayala , Associate City Engineer

SUMMARY BACKGROUND: The Operations Facility project includes construction of a new public works facility with approximately 88,000 sf of total building space over 7 buildings on a 7.6 Acre site at 14320 29th Street East. The new Operations Facility will include an administration building, vehicle storage, fleet washing, material storage and a decant facility. The project will include frontage improvements, landscaping, site lighting and stormwater management.

The Architect for the Operations Facility project (TCF) was originally selected in 2020 through a competitive RFQ process with the intent to bid this project for construction in Quarter 1 2022. This project has been delayed a year, with the City now intending to bid this project for construction in Quarter 1 2023. This year of delay has resulted in escalated costs for the designers to continue to work on this project. In addition, there have been a number of changes that have occurred over the past few years including the following:

- Design revisions to support a future electric vehicle fleet with EV charging stations
 - Design changes to reflect updates to the Washington State Energy Code (WSEC)
 - Design changes to accommodate increases in the quantity of staff that will work out of this facility
-

COUNCIL COMMITTEE/STUDY SESSION: Public Works Committee**MEETING/STUDY SESSION DATE:** 11/7/2023**COMMITTEE RECOMMENDATION:** Do Pass

STAFF RECOMMENDATIONS/MOTION:

A motion approving a supplement to TCF's Consultant Services Contract for the Operations Facility (CIP 17-13), increasing the contract amount by \$101,216 to a total authorized amount not-to-exceed \$4,768,137, and authorizing the Mayor and City Administrator to execute any and all documents necessary to effectuate the amendment, substantially in a form as approved by the City Attorney.



AMENDMENT NO. 4

NAME OF CONSULTANT, CONTRACTOR OR VENDOR: **TCF Architecture, PLLC**

CONTRACT NAME & PROJECT NUMBER: **Operations Facility Design (CIP 17-13)**

ORIGINAL AGREEMENT DATE: **June 22, 2020**

This Amendment is made between the City and the above-referenced Consultant, Contractor or Vendor and amends the original Contract/Agreement and all prior Amendments. All other provisions of the original Contract/Agreement or prior Amendments not inconsistent with this Amendment shall remain in full force and effect. For valuable consideration and by mutual consent of the parties, Consultant, Contractor or Vendor's work is modified as follows:

1. Section I of the Agreement, entitled "Description of Work," is hereby modified to add additional work or revise existing work as follows:

In addition to work required under the original Agreement and any prior Amendments, the Consultant, Contractor or Vendor shall:

See Exhibit A.

2. The contract amount and time for performance provisions of Section II "Time of Completion," and Section III, "Compensation," are modified as follows:

Original Contract Sum, <i>including applicable WSST</i>	\$312,817.00
Net Change by Previous Amendments <i>including applicable WSST</i>	\$4,354,104.00
Current Contract Amount <i>including all previous amendments</i>	\$4,666,921.00

Current Amendment Sum	\$101,216.00
Applicable WSST Tax on this Amendment	\$N/A
Revised Contract Sum	\$4,768,137.00

Original Time for Completion (insert date)	12/31/2020
Revised Time for Completion under prior Amendments (insert date)	12/31/2023
Add'l Days Required (±) for this Amendment	365 calendar days
Revised Time for Completion (insert date)	12/31/2024

In accordance with Section XIV E of the Contract/Agreement, the Contractor, Consultant or Vendor accepts all requirements of this Amendment by signing below, by its signature waives any protest or claim it may have regarding this Amendment, and acknowledges and accepts that this Amendment constitutes full payment and final settlement of all claims of any kind or nature arising from or connected with any work either covered or affected by this Amendment, including, without limitation, claims related to contract time, contract acceleration, onsite or home office overhead, or lost profits. This Amendment, unless otherwise provided, does not relieve the Contractor, Consultant or Vendor from strict compliance with the guarantee and warranty provisions of the original Agreement.

All acts consistent with the authority of the Agreement, previous Amendments (if any), and this Amendment, prior to the effective date of this Amendment, are hereby ratified and affirmed, and the terms of the Agreement, previous Amendments (if any), and this Amendment shall be deemed to have applied.

The parties whose names appear below swear under penalty of perjury that they are authorized to enter into this Amendment, which is binding on the parties of this contract.

IN WITNESS, the parties below have executed this Amendment, which will become effective on the last date written below.

CONSULTANT, CONTRACTOR OR VENDOR: By: _____ (signature) Print Name: _____ Its _____ (Title) DATE: _____	CITY OF SUMNER: By: _____ (signature) Print Name: _____ Its _____ (Title) DATE: _____
CITY OF SUMNER: By: _____ (signature) Print Name: _____ Its _____ (Title) DATE: _____	APPROVED AS TO FORM: _____ Sumner City Attorney

Additional Service Request 3

EXHIBIT A

CITY OF SUMNER
OPERATIONS FACILITY - PHASE 2
DESIGN ADJUSTMENTS, BIDDING AND CA PHASE FEE ESCALATION &
NEW CA PHASE SCOPE

Alisa O'Haver-Ayala
Associate City Engineer
City of Sumner

Dear Alisa,

The City has requested that TCF modify several items in the existing design. The following is a summary of the additional efforts, scope changes and additional fees included as part of this additional service request.

1. CD Design Adjustments and finalization of bid set:

- Building A
 - In Ops Resource Room (A111) eliminate the pony wall – change power and data connections that were in the pony wall to be in the floor. Change to OFOI sit/stand desks.
 - In Large Conference Room (A107) add power/data connections on the north wall to configure for cubicles. We will assume power/data to support (5) 6x8 potential cubicles in this room.
 - Provide Crew Room with the capability to function as an EOC.
 - Telemetry room coordination and adjustments
- Building C
 - Change of use of the cemetery storage space to custodial, addition of sound attenuated space for the compressor and other related adjustments.
 - Adding an office in Park Storage C115B to mirror the Facilities Office C117A.
 - Mirroring C101 so that the racks are not in front of the windows which may require repositioning of doors
 - Similar on C102 pallet racks should be on east wall, not in front of windows.
 - Revised permit submittal and submit updated drawings.
- Building E
 - Add full 24' canopy bay to the east of building.
 - Revised permit submittal and submit updated drawings.
- Building F
 - Add enclosed non heated Float/Fire Truck Storage back into the project.
 - Revised permit submittal and submit updated drawings.

- Site
 - Address impacts of the inclusion of EV chargers, generator sizing and additional electrical items to accommodate EV chargers
 - Adjustments to utility designs per the above changes
 - Adjustments to landscape layout
 - North Site
 - Repackaging the bid set for mid-January 2024 bid advertisement
 - General
 - Finalization of the specifications
 - Repackaging the bid set for mid-January 2024 bid advertisement
 - City and Consultant coordination
 - Project management
2. Bid and Construction Phase Fee Escalation:
- The City will be hiring a Construction Manager to lead the project. TCF will no longer be responsible for overall management of the construction phase of the project as currently described in the approved contract. Because of this TCF construction administration will change from a fixed fee to an Hourly Not to Exceed for the Construction phase. See attached proposed modifications to construction scope contractual language. Other consultant fees and contracts will remain as currently approved plus the additional requests noted below and attached.
- Bidding Phase Fee Escalation
 - The original proposal included bidding occurring in January of 2022. The original fees were established based on this schedule. The additional fees capture the escalation in rates from that time to the present.
 - CA Phase Fee Escalation
 - The original proposal included bidding occurring in April of 2022. The original fees were established based on this schedule. The additional fees capture the escalation in rates from that time to the present. (TCF has only added escalation to conformed and record set fees)
 - Additional testing
3. Additional CA Phase Services
- CA Phase Additional Scope
 - Geotechnical CA phase services including on site observations and testing
 - Air Barrier testing as required as part of the WSEC.
4. Assumed Updated Schedule
- **Bidding:** January – February 2024 (4-5 weeks)
 - **Construction:** April 2024 – June 2025 (12-14 Months approx)
 - **Occupancy:** July 2025

See the attached sub consultant scope letters for specific scope details. Please reach out to me if you have questions or would like to discuss.

Thank you,



Mark Hurley
TCF Architecture
Principal

Attachments

Exhibit B – Fee Summary
Exhibit C – Fee Transfer Summary
Exhibit D – Revised CA Scope
Exhibit E – Consultant Proposals

ACCEPTED BY:



Print Name

Title

Signature

Date

ADDITIONAL SERVICES - New Public Works Facility

Updated 11-2-23

	Consultant Labor Fees	Add'l Services Subtotals	Remarks
ADDITIONAL SERVICES - CD Phase Adjustments, Bidding and CA Phases Fee Escalation and Additional Scope			
AS-0 Architecture - TCF Architecture, pllc	\$604,808	\$604,808.00	
CD Phase Design Adjustments	\$98,000		
Bidding Phase Fee Escalation Main Site	\$2,258		10%
Bidding Phase Fee Escalation North Site	\$250		5%
Bid Phase Supplement Fee Escalation	\$2,000		10%
Posted Set (Conformed Drawings) Fee Escalation	\$800		
Record Drawings Fee Escalation	\$1,500		10%
CA Phase - Change to Hourly NTE	\$480,000	Hourly	Assume .9 FTE and .25 assist for 14 months
Consultant Management and Coordination	\$20,000		
AS-1 Structural Engineering - AHBL	\$16,950	\$16,950.00	
CD Phase Design Adjustments	\$12,950		
Bidding Phase Fee Escalation	\$500		
CA Phase Fee Escalation	\$3,500		
AS-2 MEP Engineering - BCE Engineers	\$39,900	\$39,900.00	
CD Phase Design Adjustments	\$15,300		
EV Chargers	\$17,800		
Bidding / CA Phases Fee Escalation	\$6,800		
AS-3 Equipment Consulting - Pinnacle	\$2,280	\$2,280.00	
CD Phase Design Adjustments	\$2,280		
AS-4 Civil Engineering - JMJ Team	\$37,958	\$37,957.50	
CD Phase Design Adjustments	\$27,875		
Bidding / CA Phases Fee Escalation Main Site	\$7,692		
Bidding / CA Phases Fee Escalation North Site	\$2,391		
AS-5 - Landscape Architecture - SiteWorkshop	\$1,238	\$1,237.50	
Bidding / CA Phases Fee Escalation Main Site	\$1,150		
Bidding / CA Phases Fee Escalation North Site	\$88		
AS-6 Cost Estimating - RC Cost Group	\$5,460	\$5,460.00	
CD Phase Cost Estimate Update	\$5,460		
AS-7 Envelope Consulting - ABBAE	\$35,670	\$35,670.00	
CD Phase Design Adjustments	\$5,000		
CA Phase Fee Escalation	\$3,500		
Air Barrier Testing	\$23,170		
Air Barirer Testing Building F Add	\$4,000		
AS-8 - Geotech - NV5 GeoDesign Inc	\$34,030	\$34,030.00	
CA Services	\$34,030		
SUBTOTAL ADDITIONAL SERVICES	\$778,293	\$778,293	
TCF Mark-up on Additional Services	0.00%	\$0	
EXISTING CONTRACTED UNUSED FEE FOR TRANSFER		-\$677,077	See Exhibit C - Fee Transfer Summary
TOTAL ADDITIONAL SERVICES		\$101,216	
REIMBURSABLE EXPENSES BUDGETS			
TCF Mark-up on Reimbursables	0.00%	\$0.00	
Budget for approved direct expenses		\$0	
MANAGEMENT RESERVE FUND (MRF)			
Management Reserve Fund		\$0	
GRAND TOTAL ADDITIONAL SERVICE		\$101,216	

ASSUMPTIONS AND EXCLUSIONS

1. **Plan Review and Permitting Costs/Fees:** Building plan and permitting fees, special use permit fees, agency legal costs, and other agency-related fees/costs are NOT included.

2. **Consultant Exclusions:** Refer to separate consultant proposals for specific exclusions.

CITY OF SUMNER
NEW PUBLIC FACILITY
Project # 2020-007.00

INVOICE DETAIL

Period: September 1 - September 30, 2023

FEE

ORIGINAL AGREEMENT	\$	3,369,751.00
Reimbursable Expenses	\$	13,063.00
Management Reserve Fund	\$	300,000.00
Additional Services	\$	671,290.00
TOTAL AGREEMENT	\$	4,354,104.00

		Budgeted	Previous	Billing	Total billed	Total %	Amount	
		Fee	Billing	this Month	to date	Complete	Remaining	
BASIC SERVICES								
SCHEMATIC DESIGN								
Architectural - TCF Architecture	72%	\$217,468.00	\$217,468.00	\$0.00	\$217,468.00	100.0%	\$0.00	
Structural - AHBL	7%	\$22,190.00	\$22,190.00	\$0.00	\$22,190.00	100.0%	\$0.00	
MEP - BCE Engineers	21%	\$61,837.00	\$61,837.00	\$0.00	\$61,837.00	100.0%	\$0.00	
Schematic Design Subtotal	100%	\$301,495.00	\$301,495.00	\$0.00	\$301,495.00	100.0%	\$0.00	
DESIGN DEVELOPMENT								
Architectural - TCF Architecture	72%	\$255,845.00	\$255,845.00	\$0.00	\$255,845.00	100.0%	\$0.00	
Structural - AHBL	7%	\$26,106.00	\$26,106.00	\$0.00	\$26,106.00	100.0%	\$0.00	
MEP - BCE Engineers	21%	\$72,749.00	\$72,749.00	\$0.00	\$72,749.00	100.0%	\$0.00	
Design Development Subtotal	100%	\$354,700.00	\$354,700.00	\$0.00	\$354,700.00	100.0%	\$0.00	
CONSTRUCTION DOCUMENTS								
Architectural - TCF	76%	\$512,097.00	\$503,182.00	\$10,250.00	\$513,432.00			
Kyle's time reviewing/coordinating equipment not billed			(\$1,335.00)	\$0.00	(\$1,335.00)	100.0%	\$0.00	
Structural - AHBL	6%	\$41,770.00	\$40,516.90	\$0.00	\$40,516.90	97.0%	\$1,253.10	
MEP - BCE Engineers	17%	\$116,399.00	\$116,399.00	\$0.00	\$116,399.00	100.0%	\$0.00	
Construction Documents Subtotal	100%	\$670,266.00	\$658,762.90	\$10,250.00	\$669,012.90	99.8%	\$1,253.10	
BIDDING								
Architectural - TCF Architecture	72%	\$25,585.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,585.00	
Structural - AHBL	7%	\$2,611.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,611.00	
MEP - BCE Engineers	21%	\$7,275.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,275.00	
Bidding Subtotal	100%	\$35,471.00	\$0.00	\$0.00	\$0.00	0.0%	\$35,471.00	
CONSTRUCTION								
Architectural - TCF Architecture	72%	\$370,977.00	\$0.00	\$0.00	\$0.00	0.0%	\$370,977.00	
Structural - AHBL	7%	\$37,854.00	\$0.00	\$0.00	\$0.00	0.0%	\$37,854.00	
MEP - BCE Engineers	21%	\$105,487.00	\$0.00	\$0.00	\$0.00	0.0%	\$105,487.00	
Construction Subtotal	100%	\$514,318.00	\$0.00	\$0.00	\$0.00	0.0%	\$514,318.00	
SUBTOTAL BASIC SERVICES		\$1,876,250.00	\$1,876,250.00	\$1,314,957.90	\$10,250.00	\$1,325,207.90	70.6%	\$551,042.10

ADDITIONAL SERVICES

0 Architectural Services - TCF

Site Design/Coord with Site Disciplines		\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	100.0%	\$0.00
General Project Administration & Management/Multi-Building Coord.		\$125,000.00	\$125,000.00	\$0.00	\$125,000.00	100.0%	\$0.00
Consultant Administration & Management/Multi-Building Coord.		\$93,000.00	\$93,000.00	\$0.00	\$93,000.00	100.0%	\$0.00
Decant Facility Design - Existing Site (SD-Construction)		\$80,000.00	\$80,000.00	\$0.00	\$80,000.00	100.0%	\$0.00
Renderings/Special Graphics	hourly	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	100.0%	\$0.00
Conditional Use Permit Follow up	hourly	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
Bid Phase Supplement	hourly	\$20,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,000.00
Post Bid Posted Set	hourly	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00
Construction Phase Supplement	hourly	\$150,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$150,000.00
CAD Record Set	hourly	\$15,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,000.00
Subtotal Architectural Services		\$676,000.00	\$483,000.00	\$0.00	\$483,000.00	71.4%	\$193,000.00

1 Structural Engineering - AHBL

Decant Facility Design - Existing Site (SD-Construction)		\$12,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$12,500.00
Conformed Drawings		\$4,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,000.00
Record Drawings		\$6,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,500.00
Building F Removal (4,7,9)		\$2,755.00	\$2,755.00	\$0.00	\$2,755.00	100.0%	\$0.00
Subtotal Structural Engineering		\$25,755.00	\$2,755.00	\$0.00	\$2,755.00	10.7%	\$23,000.00

2 MEP Engineering - BCE Engineers

Conformed Set		\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
CAD Record Set		\$4,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,000.00
Security, Access Control, CCTV Design		\$9,500.00	\$9,500.00	\$0.00	\$9,500.00	100.0%	\$0.00
Sound System, AV Design (Training Room)		\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	100.0%	\$0.00
Off-Site Utility Coordination and Design		\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	100.0%	\$0.00
Street Lighting Design		\$5,500.00	\$5,500.00	\$0.00	\$5,500.00	100.0%	\$0.00
Exposed Fire Protection Coordination		\$4,000.00	\$4,000.00	\$0.00	\$4,000.00	100.0%	\$0.00
Whole Site Generator Design		\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	100.0%	\$0.00
Decant Facility Design - Existing Site		\$18,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$18,500.00
Subtotal MEP Engineering		\$65,500.00	\$41,000.00	\$0.00	\$41,000.00	62.6%	\$24,500.00

3 Equipment Consulting - Pinnacle

SD (30% Design)		\$22,920.00	\$22,920.00	\$0.00	\$22,920.00	100.0%	\$0.00
DD (60% Design)		\$28,860.00	\$28,860.00	\$0.00	\$28,860.00	100.0%	\$0.00
CD (100% Design Documents)		\$21,730.00	\$21,730.00	\$0.00	\$21,730.00	100.0%	\$0.00
Bidding		\$8,840.00	\$7,077.50	\$0.00	\$7,077.50	80.1%	\$1,762.50
Construction		\$20,080.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,080.00
Subtotal Equipment Consulting		\$102,430.00	\$80,587.50	\$0.00	\$80,587.50	78.7%	\$21,842.50

ADDITIONAL SERVICES CONTINUED

	Budgeted Fee	Previous Billing	Billing this Month	Total billed to date	Total % Complete	Amount Remaining	
4 Civil Engineering - JMJ Team							
SD (30% Design) New Site	\$61,400.00	\$61,400.00	\$0.00	\$61,400.00	100.0%	\$0.00	
DD (60% Design) New Site	\$86,100.00	\$86,100.00	\$0.00	\$86,100.00	100.0%	\$0.00	
CD (100% Design Documents) New Site	\$111,500.00	\$111,500.00	\$0.00	\$111,500.00	100.0%	\$0.00	
Bidding/Construction - New Site	\$76,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$76,900.00	
Landuse/CUP Approvals - New Site	\$14,900.00	\$14,900.00	\$0.00	\$14,900.00	100.0%	\$0.00	
SD (30% Design) Existing Site	\$15,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,700.00	
DD (60% Design) Existing Site	\$26,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,600.00	
CD (100% Design Documents) Existing Site	\$38,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$38,300.00	
Bidding/Construction - Existing Site	\$35,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$35,700.00	
Subtotal Civil Engineering	\$467,100.00	\$273,900.00	\$0.00	\$273,900.00	58.6%	\$193,200.00	
5 Landscape Architecture - Site Workshop							
SD (30% Design)	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	100.0%	\$0.00	
DD (60% Design)	\$13,000.00	\$13,000.00	\$0.00	\$13,000.00	100.0%	\$0.00	
CD (100% Design Documents)	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	100.0%	\$0.00	
Bidding	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00	
Construction	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00	
Conformed Set	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00	
CAD Record Set	\$1,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,500.00	
Subtotal Landscape Architecture	\$52,500.00	\$41,000.00	\$0.00	\$41,000.00	78.1%	\$11,500.00	
6 Cost Estimating - RC Cost Group							
SD (30% Design) New Site	\$15,750.00	\$15,750.00	\$0.00	\$15,750.00	100.0%	\$0.00	
DD (60% Design) New Site	\$20,650.00	\$20,650.00	\$0.00	\$20,650.00	100.0%	\$0.00	
CD (100% Design Documents) New Site	\$22,400.00	\$22,400.00	\$0.00	\$22,400.00	100.0%	\$0.00	
SD (30% Design) Existing Site	\$2,450.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,450.00	
DD (60% Design) Existing Site	\$2,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,800.00	
CD (100% Design Documents) Existing Site	\$2,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,800.00	
Subtotal Cost Estimating	\$66,850.00	\$58,800.00	\$0.00	\$58,800.00	88.0%	\$8,050.00	
7 Envelope Consulting - ABBAE							
SD (30% Design)	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100.0%	\$0.00	
DD (60% Design)	\$5,900.00	\$5,900.00	\$0.00	\$5,900.00	100.0%	\$0.00	
CD (100% Design Documents) (3)	\$14,735.00	\$14,735.00	\$0.00	\$14,735.00	100.0%	\$0.00	
Bidding	\$825.00	\$0.00	\$0.00	\$0.00	0.0%	\$825.00	
Construction	\$25,460.00	\$697.50	\$0.00	\$697.50	2.7%	\$24,762.50	
Subtotal Envelope Consulting	\$49,420.00	\$23,832.50	\$0.00	\$23,832.50	48.2%	\$25,587.50	
8 Hardware Consulting - Adams Consulting & Estimating							
DD (60% Design)	\$570.00	\$0.00	\$0.00	\$0.00	0.0%	\$570.00	
CD (100% Design Documents)	\$1,140.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,140.00	
Bidding	\$190.00	\$0.00	\$0.00	\$0.00	0.0%	\$190.00	
Construction	\$1,710.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,710.00	
Subtotal Hardware Consulting	\$3,610.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,610.00	
9 Acoustical Engineering - Tenor							
SD/DD (30% - 60% Design)	\$6,090.00	\$6,090.00	\$0.00	\$6,090.00	100.0%	\$0.00	
CD (100% Design)	\$5,075.00	\$5,075.00	\$0.00	\$5,075.00	100.0%	\$0.00	
Construction	\$1,750.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,750.00	
Subtotal Acoustical Engineering	\$12,915.00	\$11,165.00	\$0.00	\$11,165.00	86.4%	\$1,750.00	
10 Coatings Consulting - TM Coatings							
CD (100% Design)	\$750.00	\$0.00	\$0.00	\$0.00	0.0%	\$750.00	
Bidding	\$500.00	\$0.00	\$0.00	\$0.00	0.0%	\$500.00	
Construction	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00	
Subtotal Coatings Consulting	\$9,250.00	\$0.00	\$0.00	\$0.00	0.0%	\$9,250.00	
11 Hazardous Material Survey - PBS Environmental							
Haz Mat Survey	\$12,400.00	\$12,400.00	\$0.00	\$12,400.00	100.0%	\$0.00	
Design Services	\$2,960.00	\$2,430.00	\$0.00	\$2,430.00	82.1%	\$530.00	
Subtotal Hazardous Material Survey	\$15,360.00	\$14,830.00	\$0.00	\$14,830.00	96.5%	\$530.00	
12 Geotech - GeoDesign Inc.(DBA NV5)							
Geotech Investigation	\$54,546.00	\$53,979.57	\$0.00	\$53,979.57	99.0%	\$566.43	
Subtotal Geotech	\$54,546.00	\$53,979.57	\$0.00	\$53,979.57	99.0%	\$566.43	
SUBTOTAL ADDITIONAL SERVICES	\$1,601,236.00	\$1,601,236.00	\$1,084,849.57	\$0.00	\$1,084,849.57	67.8%	\$516,386.43
REIMBURSABLES BUDGET							
TCF Architecture	\$10,000.00	\$609.06	\$0.00	\$609.06	6.1%	\$9,390.94	
AHBL	\$500.00	\$0.00	\$0.00	\$0.00	0.0%	\$500.00	
BCE	\$1,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,500.00	
Pinnacle	\$563.00	\$140.45	\$0.00	\$140.45	24.9%	\$422.55	
Site Workshop	\$500.00	\$0.00	\$0.00	\$0.00	0.0%	\$500.00	
SUBTOTAL REIMBURSABLES	\$13,063.00	\$13,063.00	\$749.51	\$0.00	\$749.51	0.0%	\$12,313.49
MNGMNT RESERVE FUND (1-23)	\$136,035.00	\$136,035.00	\$0.00	\$0.00	\$0.00	0.0%	\$136,035.00
SUB-TOTAL	\$3,626,584.00	\$3,626,584.00	\$2,400,556.98	\$10,250.00	\$2,410,806.98	66.5%	\$1,215,777.02

ADDITIONAL SERVICES - EARLY SITE PACKAGE,FULL ST & FRONTAGE IMPROVEMENTS & NORTH SITE DESIGN, BIDDING & CA

		Budgeted Fee	Previous Billing	Billing this Month	Total billed to date	Total % Complete	Amount Remaining
0 Architectural Services - TCF							
Early Site Package - Design	(8)	\$21,480.00	\$21,480.00	\$0.00	\$21,480.00	100.0%	\$0.00
Early Site Package - Bidding		\$10,000.00	\$6,300.00	\$3,700.00	\$10,000.00	100.0%	\$0.00
Early Site Package - Construction		\$14,000.00	\$0.00	\$2,240.00	\$2,240.00	16.0%	\$11,760.00
Early Site Package - Consultant Management and Coordination		\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	100.0%	\$0.00
North Site - Design	(6,8,10)	\$91,740.00	\$91,740.00	\$0.00	\$91,740.00	100.0%	\$0.00
North Site - CUP/Permitting		\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
North Site - Rendering and Special Graphics		\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	100.0%	\$0.00
North Site - Bidding		\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
North Site - Construction		\$23,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$23,000.00
North Site - Consultant Management and Coordination		\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	100.0%	\$0.00
Subtotal Architectural Services		\$243,220.00	\$197,520.00	\$5,940.00	\$203,460.00	83.7%	\$39,760.00
1 Structural Engineering - AHBL							
North Site - Design		\$18,000.00	\$14,400.00	\$0.00	\$14,400.00	80.0%	\$3,600.00
North Site - Bidding		\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
North Site - Construction		\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
Subtotal Structural Engineering		\$25,000.00	\$14,400.00	\$0.00	\$14,400.00	57.6%	\$10,600.00
2 MEP Engineering - BCE Engineers							
North Site - Design (Street and Frontage)		\$3,600.00	\$3,600.00	\$0.00	\$3,600.00	100.0%	\$0.00
North Site - Design		\$21,600.00	\$21,600.00	\$0.00	\$21,600.00	100.0%	\$0.00
Subtotal MEP Engineering		\$25,200.00	\$25,200.00	\$0.00	\$25,200.00	100.0%	\$0.00
3 Equipment Consulting - Pinnacle							
Subtotal Equipment Consulting		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
4 Civil Engineering - JMJ Team							
Early Site Package - Design		\$47,345.00	\$47,345.00	\$0.00	\$47,345.00	100.0%	\$0.00
Early Site Package - Bidding		\$4,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,700.00
Early Site Package - Construction		\$33,690.00	\$0.00	\$0.00	\$0.00	0.0%	\$33,690.00
North Site - Design (Street and Frontage)		\$42,805.00	\$29,963.50	\$0.00	\$29,963.50	70.0%	\$12,841.50
North Site - Design		\$148,060.00	\$127,766.50	\$10,146.75	\$137,913.25	93.1%	\$10,146.75
North Site - CUP/Permitting		\$30,970.00	\$30,970.00	\$0.00	\$30,970.00	100.0%	\$0.00
North Site - Bidding		\$2,080.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,080.00
North Site - Construction		\$45,730.00	\$0.00	\$0.00	\$0.00	0.0%	\$45,730.00
Subtotal Civil Engineering		\$355,380.00	\$236,045.00	\$10,146.75	\$246,191.75	69.3%	\$109,188.25
5 Landscape Architecture - Site Workshop							
North Site - Design		\$15,000.00	\$9,000.00	\$0.00	\$9,000.00	60.0%	\$6,000.00
North Site - Bidding		\$500.00	\$0.00	\$0.00	\$0.00	0.0%	\$500.00
North Site - Construction		\$1,250.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,250.00
Subtotal Landscape Architecture		\$16,750.00	\$9,000.00	\$0.00	\$9,000.00	53.7%	\$7,750.00
6 Cost Estimating - RC Cost Group							
North Site - Design		\$8,050.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,050.00
Subtotal Cost Estimating		\$8,050.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,050.00
7 Envelope Consulting - ABBAE							
Subtotal Envelope Consulting		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
8 Hardware Consulting - Adams Consulting & Estimating							
Subtotal Hardware Consulting		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
9 Acoustical Engineering - Tenor							
Subtotal Acoustical Engineering		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
10 Coatings Consulting - TM Coatings							
Subtotal Coatings Consulting		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
11 Hazardous Material Survey - PBS Environmental							
Haz Mat Survey		\$11,900.00	\$2,381.58	\$0.00	\$2,381.58	20.0%	\$9,518.42
Design Services		\$2,860.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,860.00
Subtotal Hazardous Material Survey		\$14,760.00	\$2,381.58	\$0.00	\$2,381.58	16.1%	\$12,378.42
12 Geotech - GeoDesign Inc.(DBA NV5)							
Subtotal Geotech		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
13 Survey - AHBL							
North Site		\$7,350.00	\$7,350.00	\$0.00	\$7,350.00	100.0%	\$0.00
Subtotal Geotech		\$7,350.00	\$7,350.00	\$0.00	\$7,350.00	100.0%	\$0.00
SUBTOTAL ADDITIONAL SERVICES		\$695,710.00	\$695,710.00	\$491,896.58	\$507,983.33	73.0%	\$187,726.67

ADDITIONAL SERVICE REQUEST 2

Site Demolition and Preloading

Architectural Services - TCF		\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
Hazardous Materials Services - PBS Environmental		\$8,825.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,825.00
Geotechnical Services - GeoDesign, Inc. - NV5		\$26,135.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,135.00
Reimbursable Expense - PBS Environmental		\$300.00	\$0.00	\$0.00	\$0.00	0.0%	\$300.00
Subtotal Site Demolition and Preloading	(23)	\$41,260.00	\$41,260.00	\$0.00	\$0.00	\$0.00	\$41,260.00

REIMBURSABLES BUDGET

TCF Architecture		\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
AHBL (Survey)		\$200.00	\$40.37	\$0.00	\$40.37	20.2%	\$159.63
PBS Environmental		\$600.00	\$0.00	\$0.00	\$0.00	0.0%	\$600.00

SUBTOTAL REIMBURSABLES	\$800.00	\$800.00	\$40.37	\$0.00	\$40.37	0.0%	\$759.63
SUB-TOTAL	\$737,770.00	\$737,770.00	\$491,936.95	\$16,086.75	\$508,023.70	68.9%	\$229,746.30
TOTAL	\$4,364,354.00	\$4,364,354.00	\$2,892,493.93	\$26,336.75	\$2,918,830.68	66.9%	\$1,445,523.32

EXISTING CONTRACTED UNUSED FEE FOR TRANSFER - \$677,077

SCOPE OF SERVICES

CONSTRUCTION ADMINISTRATION SCOPE REVISION

CITY OF SUMNER NEW PUBLIC WORKS FACILITY

CONSTRUCTION ADMINISTRATION

A. GENERAL

1. **Terms & Definitions:** The following terms and definitions are set forth for this contract agreement, and shall be consistent with the terms and definitions set forth in the Contract Documents, including the General Conditions, and the Division 01 Specifications. In the event of a discrepancy, the Contract Document terms and definitions shall take precedence.
 - a. **Construction Administrator:** TCF will provide a Construction Administrator, representing TCF, for the duration of the construction of the Work. In general, the Construction Administrator will be responsible for weekly site visits (and other visits as needed or requested) to observe and monitor the progress of the Work; ~~scheduling and conducting~~ attending regular (typically weekly) progress meetings and other meetings as required with THE CITY and Contractor; ~~preparing reviewing~~ meeting agendas and minutes; reviewing and responding to properly prepared Requests for Information (RFIs) from the Contractor; reviewing ~~and making appropriate revisions to~~ applications for payment from the Contractor; preparing ~~and facilitating~~ Proposal Requests (PR's) and Architect's Supplemental Instructions (ASI's); reviewing ~~and preparing~~ Change Order Proposals (COPs) and Change Orders (CO's) consistent with THE CITY policies and procedures; facilitating the process of changes to the Work onsite; reviewing, commenting, and processing Submittals from the Contractor; and other responsibilities as required to fulfill the scope of services described herein. (Note: TCF will provide, at its discretion, other qualified personnel (sub-consultants) in assistance roles supporting the Construction Administrator, for the duration of the construction Work). The Construction Administrator will be provided with work space in THE CITY's portable site office (provided by the Contractor under the terms of the Contract).
 - b. **Project Manager:** THE CITY will provide a Project Manager, employed or contracted by THE CITY, for the duration of the Work. The Project Manager will act on behalf of THE CITY, in cooperation with the Construction Administrator, to provide direction to the Contractor at such times that specific on-site direction is required, using documentation and input provided by the Construction Administrator. The Project Manager will coordinate regularly with the Construction Administrator, as necessary for consistent communication, with regard to timely decisions and the fulfillment of THE CITY's obligations in its agreement with the Contractor. The Project Manager shall represent THE CITY in all matters pertaining to this Agreement between TCF Architecture and THE CITY, the Contract between the Contractor and THE CITY, and provide authorization for changes

to the aforementioned Agreement and Contract. The Project Manager will be the point of contact for the Contractor and TCF Architecture. All paperwork will go through the Project Manager and be dispersed to TCF Architecture. The Project Manager will keep the official construction logs for submittals, RFIs, COPs, Change Orders, etc. The use of an online construction tracking system administered either by TCF, the CITY or contractor.

- c. **Contractor:** The term "Contractor", used herein, refers to the General Contractor with whom THE CITY has entered into a Contract Agreement for the construction of the Work.
2. TCF will coordinate the work of its subconsultants, each of whom will provide qualified personnel for field observations and monitoring specific to their portion of the Work, and shall be bound to the same terms and conditions as TCF.
3. TCF shall advise and consult with THE CITY during the Construction Phase Services, and shall have the responsibility and authority to act on behalf of THE CITY only to the extent provided in this Agreement. TCF shall not have authority to direct the Contractor.
4. TCF shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall TCF be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. TCF shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor, Subcontractors of any tier, or their agents or employees, or of any other persons or entities performing portions of the construction Work.

B. EVALUATIONS OF THE WORK

1. TCF, and TCF's subconsultants, as representatives of THE CITY, shall: (1) visit the site at regular intervals appropriate to the stage of the Contractor's operations, and as otherwise agreed by THE CITY and TCF herein, and as fees are available, to become generally familiar with, and to keep THE CITY informed about, the progress and quality of the portion of the Work completed; (2) guard THE CITY against defects and deficiencies observed in the Work; and (3) determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Document. TCF is not responsible for the Contractor's scheduling, and shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the Work. TCF's Construction Administrator will typically be on site 1 day per week, with additional time as required, based on the nature of the work and specific project demands. Similarly, TCF will schedule and coordinate with its subconsultants to be on site based on the nature of the work and specific demands requiring site visits associated with each subconsultant's portion of the Work.
2. TCF shall ~~facilitate-attend~~ a Pre-Construction meeting and regular progress meetings (as mutually determined with THE CITY, typically weekly) to be attended by the Contractor's representatives and representatives of THE CITY in accordance with the Contract Documents. ~~TCF-The Project Manager~~ will schedule and provide notification of the meetings. In addition, ~~TCF-The Project Manager~~ shall conduct (lead) the meetings, and prepare the meeting agendas and minutes. ~~TCF The Project Manager~~ will also facilitate other meetings as required by THE CITY and the Contractor and within the agreed-upon fee structure).

3. TCF shall at all times have access to the Work wherever it is in preparation or progress, and shall be provided office space within THE CITY's field office.
4. TCF shall make recommendations to THE CITY to reject Work that does not conform to the Contract Documents. Whenever TCF considers it necessary or advisable, TCF shall make recommendations to THE CITY to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed.

5. TCF shall provide THE CITY with recommended actions as provided herein. THE CITY shall be responsible for directly issuing correspondence related to Contract compliance to the Contractor and for directing the Contractor as may be required from time to time in the construction of the Work, including potential cessation of the Work or portions of the Work. THE CITY may hire specialty inspection and testing firms to conduct specialty inspections and testing, which fall outside the expertise or capabilities of TCF and its subconsultants or THE CITY.
6. Interpretations and recommendations of TCF shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial recommendations, TCF shall endeavor to secure faithful performance by both THE CITY and the Contractor, and shall not be liable for the results of interpretations or recommendations so rendered in good faith. On matters of aesthetics, THE CITY will endeavor to implement the recommendations provided by TCF.

C. SUBMITTALS

1. TCF shall review, make comments, approve/reject, and/or note other appropriate actions upon the Contractor's submittals such as Shop Drawings and Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the Design Intent expressed in the Contract Documents. TCF's action shall be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Contractor, while allowing sufficient time in TCF's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents.
2. ~~TCF~~ The Project Manager shall review the schedule of submittals furnished by the Contractor and maintain a record of the submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents. In addition to the Contractor's required submittals log, TCF shall forward a copy of its own record of submittals to THE CITY along with TCF's action on the submittals as requested. With the use of electronic cloud based tracking system these logs will be available at any time.
3. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, TCF shall specify appropriate performance and design criteria that such services must satisfy.
4. Shop Drawings and other submittals related to the work designed or certified by the design professional retained by the Contractor shall bear such professional's written approval and the appropriate Washington registration seal/stamp as required by the Contract Specifications when submitted to TCF. TCF shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certification or approvals performed by such design professionals.

D. CLARIFICATIONS

1. The Project Manager will maintain RFI logs for the design team and City. TCF shall review and respond to properly prepared Requests for Information (RFI's) from the Contractor about the Contract Documents submitted on the approved Request for Information (RFI) form. In the event that the response to an RFI is determined to be grounds for a Change to the Contract Plans/Specifications, Contract Sum, Contract Time, or any combination thereof, TCF shall coordinate and consult with ~~THE CITY~~The Project Manager and CITY. Changes to the Work may be executed as defined in the project Contract Documents. An Architect's Supplemental Instruction ASI may be issued with TCF's RFI response as indicated below. ~~TCF~~The Project Manager shall maintain a record of and copies of the Contractor's RFI's and all written directives and memoranda, ~~and shall forward copies to THE CITY on a weekly basis (typically during the regular progress meetings).~~ The RFI's shall be numbered sequentially and ~~TCF~~The Project Manager shall maintain a log of all RFI's indicating receipt, distribution, action and resolution for each RFI.
2. TCF shall prepare, reproduce, and distribute supplemental Drawings and Specifications in response to Requests for Information by the Contractor. An ASI form will be prepared for each successive ASI item, indicating supplemental information for the Contractor's use not generally involving a Change to the Contract Time or Contract Sum. ~~TCF~~The Project Manager shall maintain a log of ASI's. ~~TCF shall forward copies of these items on a weekly basis (typically during the regular progress meetings).~~

E. CHANGES IN THE WORK

1. When required, TCF shall ~~prepare-review~~ Change Order Proposal (COP) responses, Change Orders, and prepare Construction Change Directives for THE CITY's approval and execution in accordance with the Contract Documents. With the express written consent of THE CITY, TCF may authorize minor changes in the Work not involving an adjustment in Contract Sum or an extension of the Contract Time, which are consistent with the intent of the Contract Documents. Except in these specific instances, TCF shall not have authority to direct the Contractor. If necessary, and subject to THE CITY approval, TCF shall prepare, reproduce and distribute Drawings and Specifications and other necessary supporting documentation and data to describe Work to be added, deleted or modified.
2. TCF shall review properly prepared, timely requests by THE CITY or Contractor for changes in the Work, including adjustments to the Contract Plans/Specifications, Contract Sum or Contract Time. A properly prepared request for a change in the Work shall be accompanied by sufficient supporting data and information to permit TCF to make a reasonable recommendation to THE CITY without extensive investigation or preparation of additional drawings or specifications. If TCF determines that requested changes in the Work are not materially different from the requirements of the Contract Documents, TCF may issue an order for a minor change in the Work, with the express written consent of THE CITY, or recommend to THE CITY that the requested change be denied.

3. If TCF determines that implementation of the requested change(s) would result in a material change to the Contract that may cause an adjustment in the Contract Plans/Specifications, Contract Time or Contract Sum, TCF shall make a recommendation to THE CITY, who may authorize further investigation of such change. Upon such authorization by THE CITY, and based upon information furnished by the Contractor, if any, TCF shall review the Contractor's estimate and inform THE CITY of additional cost and time that might result from such change, including potential additional costs attributable to a Change in Services of TCF. With THE CITY's approval, TCF shall incorporate those estimates into a Change Order or other appropriate documentation for THE CITY's execution or negotiation with the Contractor.
4. TCF shall maintain records relative to changes in the Work. TCF shall submit weekly logs to THE CITY categorizing all Proposal Requests, RFIs, Construction Change Directives, Change Orders, and Submittals processed. Logs shall include the status of documents and any cross-references and dollar amounts associated with the particular document.

F. CERTIFICATION OF PAYMENTS TO CONTRACTOR

1. TCF shall review ~~and certify~~ the amounts due the Contractor and shall make recommendations to THE CITY to issue Certificates for Payment in such amounts. TCF's certification-review for payment shall constitute a representation to THE CITY, based on TCF's evaluation of the Work as provided under this Agreement, and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of TCF's knowledge, information and belief, the quantity and quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by TCF.
2. The issuance-review of a Certificate for Payment shall not be a representation that TCF has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors of any tier and material suppliers and other data requested by THE CITY to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.
- ~~3. TCF shall maintain a record of the Contractor's Applications for Payment.~~
- ~~4.3.~~ THE CITY shall be responsible for maintaining and filing all Payment forms and documentation. Copies of Payment Applications will be forwarded to TCF.

G. PROJECT COMPLETION / CLOSEOUT

1. TCF shall conduct inspections to determine the date or dates of Substantial Completion (specific to individual structures, and for full Substantial Completion of all Portions of the Work) and the date of Final Completion, shall advise THE CITY of those recommended dates, and shall receive from the Contractor and forward to THE CITY, for THE CITY's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor, and shall issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.
2. TCF's review of the Work shall be conducted with THE CITY's Project Manager to determine conformance of the Work with the requirements of the Contract Documents and to verify completion of items noted in the list of Work to be completed or corrected as submitted by the Contractor.
3. When the work is found to be substantially complete, TCF shall ~~confirm with~~inform THE CITY ~~the balance of the Contract Sum remaining to be paid to the Contractor, including any amounts needed to be paid for final completion or correction of the Work.~~
4. If it becomes necessary for TCF to make additional punch list back-checks, as a result of the Contractor's non-performance or inability to complete the Work, TCF shall notify THE CITY. If additional services by TCF are required and authorized by THE CITY, TCF may be due a Change in Service, if such services are not included in the scope of services authorized by this Supplemental Agreement. THE CITY may elect to back charge the Contractor for this expense as provided for in the General Conditions of the Contract Documents.
5. Once the Project is deemed to be Substantially Complete in the opinion of TCF, TCF shall notify THE CITY, in writing, that final Substantial Completion has been achieved for all Portions of the Work. At the request of THE CITY, TCF will ~~prepare review~~ a Certificate of Substantial Completion ~~for signature by the Contractor and THE CITY~~. At the request of THE CITY, TCF and its Subconsultants shall review and check for conformance with the Contract Documents all the Operations and Maintenance Manuals required by the Contract Documents. TCF shall generally review records, written warranties and related documents required in the Contract Documents, to be provided by the Contractor, including the Contractor's own written list of incomplete items.
6. TCF shall ~~assist review THE CITY in receiving~~ final Closeout documentation from the Contractor as required in the Contract Documents including, but not limited to: (1) final payment request with final releases and supporting documentation, warranties, bonds, and certificates of insurance of products; (2) updated final statement, accounting for additional (final) changes to the Contract Sum; (3) certified copy of Architect's final punch list of itemized work to be completed; (4) consent of surety or sureties, if any, to reduction in, or partial release of, retainage or the making of final payment as set forth in the Performance Bonds; (5) final liquidated damages settlement statement (if any); (6) evidence of continuing insurance coverage complying with the insurance requirements of the Contract Documents; (7) Certificate of Occupancy from permitting jurisdiction; (8) Record Documents; and (9) Other Closeout Submittals required by THE CITY and other agencies having jurisdiction.

7. TCF shall assist THE CITY in the process of achieving Final Contract Acceptance including subsequent site visits to check on acceptable completion and remaining minor Punch List items, within available hourly fee budgets or as negotiated if fee budgets have been depleted. TCF shall make recommendation regarding Final Payment to the Contractor based upon a final review of the Work, indicating that the Work complies with the requirements of the Contract Documents.

H. AS-BUILT RECORD DOCUMENTS

1. TCF shall review As-Built documents provided by the Contractor for general compliance and clarity. If, in the opinion of TCF, the Contractor-provided As-Built documents are determined to be unacceptable, TCF will return the documents to the Contractor for revision and re-submittal.
2. Once the As-Built documents have been completed in a manner acceptable to THE CITY, and if provided in the Fee Schedule, TCF shall prepare final electronic As-Built Record Drawings and other documents in electronic format.
3. TCF shall provide THE CITY with a download link containing all electronic files of drawings, .pdf files of all drawings, and .pdf files of project specifications. ~~TCF shall facilitate the process of scanning and converting all Project Shop Drawings and other submittal documents into .pdf format. All scanning and conversion costs associated with this activity shall be paid for by THE CITY in addition to TCF's CA services fees.~~
4. Other Select TCF files, as requested by THE CITY, will be provided by a downloadable link for the CITY use.



AUTHORIZATION FOR ADDITIONAL SERVICES

TO: Mark Hurley, AIA
TCF Architecture PLLC
902 N 2nd Street
Tacoma, WA 98403
EMAIL: mark@tcfarchitecture.com

DATE: November 1, 2023
PROJECT NO.: 2200150.20
PROJECT NAME: CSPW 2023 Post Permit Revisions
SUBJECT: Structural Scope and Fee

SERVICES PROVIDED:

☐ Civil Engineering ☒ Structural Engineering ☐ Land Use Planning ☐ Landscape Architecture ☐ Land Surveying

REVISED

DESCRIPTION OF WORK:

The following additional services have been requested:

Structural engineering associated with proposed modifications to the City of Sumner Public Works Facility that will be made prior to bidding the project. The anticipated scope of the revisions are based upon redline information provided to AHBL by TCF. This task will include structural engineering and Revit model updates associated with the revisions.

2023 Post Permit Revisions – Task 60

1. Coordinate with TCF Architecture as well as civil and MEP consultants.
2. Revise Revit models and provide updated engineered construction drawings.
3. Review specifications prepared by TCF Architecture.

Project Delay Fee – Task 61

4. Due to the delay in the project schedule we have provided an additional fee for the already contracted bidding and construction services to catch up with current rates etc.

BILLING SUMMARY:

Task 60: 2023 Post Permit Revisions \$12,950

- Building A Revisions: \$2,500
- Building C Revisions: \$1,500
- Building E Revisions: \$2,500
- Building F Revisions: \$3,500
- Spec Updates: \$750
- Titleblock / Revit Updates: \$1,200
- North Parcel Updates: \$1,000

Task 61: 2023 Post Permit Revisions \$4,000

- Bidding: \$500
- Construction: \$3,500

**AGREEMENT:**

Client agrees to the scope of additional services and additional costs/fee set forth above. Further, Client agrees that this Authorization for Additional Services is subject to the same terms and conditions as specified in the original Contract/Agreement dated January 27, 2021. AHBL's receipt of a signed copy of this Authorization for Additional Services shall constitute its notice to proceed with performance.

Client Purchase Order No: _____
Client Name: _____
Signature: _____ Date: _____
Printed Name/Title: _____
AHBL Project Mgr. Signature:  Date: 11/1/2023
AHBL Proj. Mgr. Printed Name: Andrew McEachern, P.E., S.E.

☒ TACOMA	☐ SEATTLE	☐ SPOKANE	☐ TRI-CITIES
2215 North 30 th Street, Suite 300	1200 6 th Avenue, Suite 1620	827 West First Avenue, Suite 220	5804 Road 90, Suite H
Tacoma, WA 98403-3350	Seattle, WA 98101-3117	Spokane, WA 99201-3904	Pasco, WA 99301-8551
253.383.2422 TEL	206.267.2425 TEL	509.252.5019 TEL	509.380.5883 TEL

c: Accounting

ADM/

Q:\2020\2200150\20_STR\NON_CAD\PROJ_MGT\2200150_auth04 - 2023 Post Permit Revisions - REV1.docx



November 1, 2023

TCF Architecture
902 North Second Street
Tacoma, Washington 98403

Attn: Mark Hurley

RE: City of Sumner Public Works Facility, Additional Services – MEP Fee, Rev#1

Dear Mark,

The scope of work as we understand it is as follows:

Scope of Work

Building A:

- Ops Resource Room (A111) eliminate pony and move data and power to floor.
- Large Conference Room (A107) add power and data to north wall for 5 cubicle spaces.
- Provide Crew Room with capability to function as an EOC. Assume minimum level.
- Convert Telemetry Room into a private office if this use can move to former Work Room space.
- Telemetry coordination and adjustments.
- Re configure Mechanical, Electrical, Communication and Fire Protection sheets
- Update electrical load calculations and panel schedules
- Update mechanical schedules

We propose a **fixed fee of \$7,500** to cover this service.

Building C:

- Add Air Compressor Room C111B.
- Add Parks Office C115C
- Reconfiguration of C101
- Reconfiguration of C102
- Re configure Mechanical, Electrical, Communication and Fire Protection sheets
- Update electrical load calculations and panel schedules
- Update mechanical schedules

We propose a **fixed fee of \$2,800** to cover this service

Building E

- Add 24' bay to building
- Re configure Mechanical, Electrical, Communication and Fire Protection sheets
- Update electrical load calculations and panel schedules

- Update mechanical schedules

We propose a **fixed fee of \$1,200** to cover this service

Building F:

- Add enclosed Float/Fire Truck Storage back into the project. Owner asked for space to be non-heated, just enclosed and dry with two overhead garage doors same as we had before during DD phase.
- Re configure Mechanical, Electrical, Communication and Fire Protection sheets
- Update electrical load calculations and panel schedules
- Update mechanical schedules

We propose a **fixed fee of \$3,800** to cover this service

EV Chargers

- Owner is adding more EV chargers throughout the site. Including level 2 and level 3 chargers
- Generator will need to be relooked at with EV chargers now and potentially future expansion and likely grow in size as well main electrical service
- Meetings with Sumner group to coordinate actual scope of what is needed.
- Reconfigure Electrical and Communication sheets
- Update electrical load calculations and panel schedules
- Coordinate and resubmit updated service application to PSE

We propose a **fixed fee of \$17,800** to cover this service

Project Delay Fee

- Bidding - escalation of rates
- Construction Administration – escalation of rates

We propose a **fixed fee of \$6,800** to cover this service

If the scope of work changes from that a described above we reserve the right to charge additional fee. You will be notified before any out of scope work begins for concurrence of additional fee.

Again, thank you for the opportunity to work on this project with you, and if you have any questions please do not hesitate to call.

Sincerely,

BCE ENGINEERS, INC.



Chuck Heaton, PE
Principal

SCOPE OF WORK

This Scope of Work, submitted to TCF Architecture includes services for additional effort on the Sumner Public Works Facility project. The proposal includes civil design and document updates as a result of Building F Modifications and updated civil construction administration fees based on JMJ TEAM 2023 rates.

Our understanding is that the Jurisdiction and project owner is the City of Sumner, and the project team is led by TCF Architecture. JMJ TEAM will proactively collaborate with the project team and project owner/jurisdiction to ensure the civil system designs are coordinated with other team disciplines and meet the expectations of the project owner/jurisdiction.

TASKS AND DELIVERABLES

Phase 1: Civil Design – Building E and F

Objective:

To update construction documents to include the revisions to Building E and F. Both building additions result in similar scope changes to update the building layouts, roof infiltration systems, site grading and conveyance, and associated drawings/reports that show those improvements.

Task 1: Civil Design and Permitting

Approach:

- Tasks include:
 - Team collaboration
 - Stormwater updates:
 - Conveyance System Redesign
 - Roof Downspout sizing/redesign
 - Building Control Plan update for additional building space
 - Grading Revisions to hardscape to meet extended finish floor
 - Stormwater report update for bioretention/roof downspout infiltration systems
 - QA/QC

Phase 2: Bidding and Construction Administration

The fees for the civil construction administration have been updated to 2023 rates with a 10% increase.

ASSUMPTIONS

- Electronic copies of all deliverables will be provided for reproduction by others
- Jurisdiction permit and application fees are not included
- Standard expenses such as mileage and basic copies are included
- Services such as geotechnical, structural, architecture, landscape architecture and MEP are by others and not included
- Ground improvements such as preload, foundation/subgrade improvements are not included as the geotechnical evaluation has not been completed

JMJ Team
Civil Engineering Budget Proposal

CLIENT: TCF Architecture

[illegible]

October 31, 2023

Mark Hurley, Principal
TCF Architecture, PLLC
902 N 2nd Street, Tacoma, WA 98403
Tacoma, WA 98402

Re: CSPW – Additional Services, Design Revisions

We are proposing an additional service request for landscape architecture scope of work for escalation of rates for Bidding, Construction, Conformed Set and CAD Record Set phases of work. Fees have been escalated 10%. The following fees have been marked up:

Basic Services

Bidding	\$1,000
Construction	\$8,000
Conformed Set	\$1,000
CAD Record Set	\$1,500
Total	\$11,500
Escalation (10%)	\$1,150

Amendment 2 (North Parcels)

Bidding	\$500
Construction	\$1,250
Total	\$1,750
Escalation (10% 5%)	\$175 \$88

Total ASR: ~~\$1,325~~ \$1,238

Please let me know if you have any questions on the additional services request.

Sincerely,



Mark Brands, PLA, FASLA,
Managing Principal
Site Workshop LLC

Cc: Sarah Canepa, Becky Handsheiw



Proposal

CLIENT	TCF Architecture, PLLC	DATE	October 4th, 2023
CLIENT CONTACT	Mark Hurley	PROJECT	City of Sumner Operations Facility Construction Documents Update Estimate

Dear Mark,

Please see below our proposal for providing cost consulting services for the City of Sumner Operations Facility Construction Documents Update Estimate.

Provide cost consulting services at the following design stages:

- Construction Documents Update Estimate

2.1 Cost Estimate

The cost estimate will be based on the measurement of quantities from drawings and provided information and priced in accordance with these drawings, specifications and descriptions of the work. All sections will be estimated in detail based upon the information available.

2.2 Format

The estimates will be presented in elemental format or that determined by the project team.

2.3 Exclusions

Any design work or estimating beyond the above stated services and scope and beyond the site.

2.4 Project Staffing Assignment

- Andy Cluness (25+ Years' Experience – Lead Estimator)
- John Perry (35+ Years' Experience) – Senior Estimator
- Neil Watson (30+ Years' Experience – Senior MEP Estimator)

3a. Basic Services Fees

Our Not To Exceed Hourly Fee for base cost estimating services are **\$5,460** for the following services:

- **Construction Documents Update = \$5,460 (28 Hours x \$195/Hr.)**
 - Report Prep / Set Up: 1 Hour
 - Building A Estimating and Pricing Update: 5 Hours
 - Building C Estimating and Pricing Update: 2 Hours
 - Building F Estimating and Pricing Update: 9 Hours
 - Sitework Modifications / EV Chargers: 4 Hours
 - Estimate Repricing Review of Other Items: 6 Hours
 - QA/QC: 1 Hour

4. Expenses

Direct reimbursable expenditures if appropriate will be charged in accordance with the prime agreement or Our Hourly rates for miscellaneous additional services will be billed as reimbursable at \$195/Hr. Flights and Accommodations will be billed at Cost + 10%. *We are not anticipating expenses for this project.*

5. Payment

We will invoice on completion of each phase for payment net thirty (30) days. This proposal remains open for acceptance for a period of three months, after which time the writer should be consulted for verification of scope and fees.

6. Project Schedule

Based on our understanding of the current schedule that if successful in our proposal we would receive the documents on the following dates for the formal submittals of our service:

Documents to RC Cost Group

Per Schedule

Complete Cost Plan

Per Schedule

We look forward to the opportunity of working with you on this important project and if you have any questions regarding this proposal or the fee structure, please give us a call. Thank you.

Yours Truly,



Andrew Cluness, Managing Partner
RC Cost Group, INC.

Confirmation of Agreement:

This letter correctly sets out the scope and fees for services to be provided by RC Cost Group, Inc. for this project.

SIGNATURE OF AUTHORIZED OFFICER

TITLE OF AUTHORIZED OFFICER

DATE



October 14, 2022 (Revised 10/18/2022)

Mark Hurley
Principal
TCF Architecture, PLLC
902 N 2nd Street
Tacoma, WA 98403

**Re: Additional Services Agreement (ASA) for Whole Building Air Barrier Testing Services
City of Sumner Public Works (CSPW) – M&O Facility
14320 29th St East
Sumner, WA 98390**

ON: 2101-01712.01

PN: 21-6775.01

Dear Mark Hurley,

Allana Buick & Bers, Inc. (ABB) is pleased to present **TCF Architecture, PLLC (TCF or Client)** with this ASA to provide whole building air barrier testing services for the above-referenced project located in Sumner, Washington.

At TCF's request, we have revised this ASA to exclude Building F entirely from our testing scope. Fees were reduced accordingly.

Background

ABB has been assisting TCF with providing building envelope peer review and construction phase consulting services for the City of Sumner's new M&O Facility, which comprises of several one-story buildings (Buildings A – F).

At this time, **TCF Architecture**, the project's Architect of Record, is requesting ABB to provide third-party whole building air barrier testing services for the buildings where testing is applicable as per WSEC.

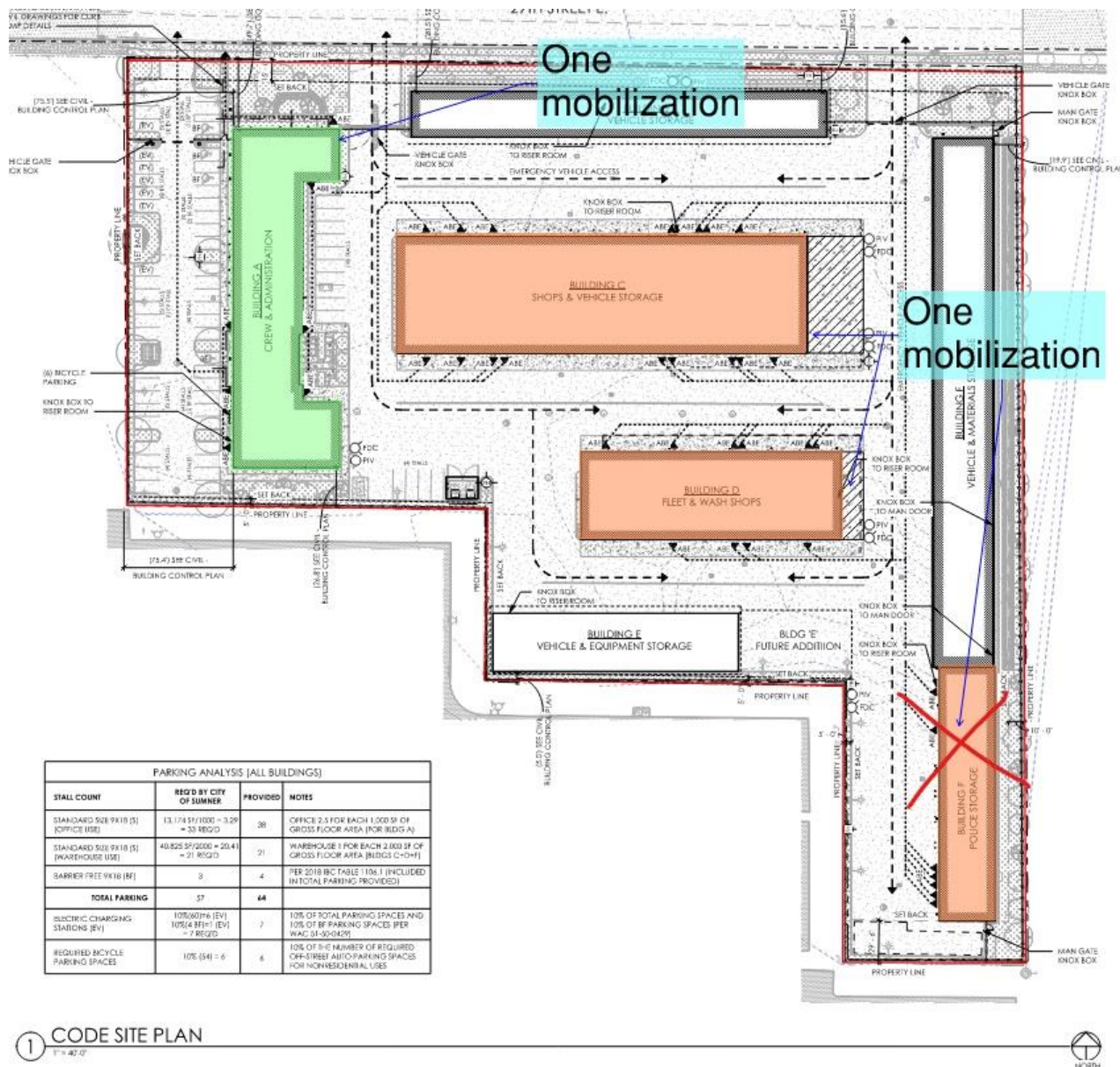
Based on our review of project documentation, air barrier testing services will be required at the following three (3) buildings:

- Building A – Admin & Crew Building (requires enhanced credit)
- Building C – Shops & Vehicle Storage (will need to be phased)
- Building D – Fleet & Wash Shops
- EXCLUDED FROM TESTING SCOPE:
 - Building B, Building E, and Building F are excluded

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Air Barrier Perimeter Sketch:



Based on our understanding of your project requirements and our experience with similar projects, ABB proposes the following scope of services.

Scope of Services

1. Whole Building Air Barrier Testing Services (Assumes 2 mobilizations)

ABB will provide the following air barrier testing services. This ASA assumes that testing for all three (3) buildings listed above will be conducted in two (2) mobilizations. Should additional mobilizations be needed, our air barrier testing budget will need to be modified.

Initials _____

ASA for Whole Building Air Barrier Testing Services
City of Sumner CSPW Public Works
Sumner, WA

Mark Hurley
October 18, 2022
Page 2 of 5



- a) Receive and review available plans, specifications, and architect reviewed window shop drawings to provide our staff with an understanding of the new building construction.
- b) Prior to testing, ABB will provide the Client with a testing plan for the project.
 - i. ABB will provide a pressure boundary diagram markup and fan placement diagram.
 - ii. Our ASA assumes that the architect of record will calculate the building envelope square footage in accord with the energy code, we will spot check those calculations for accuracy. In the event the calculations have not been provided we can provide them on an hourly basis.
 - iii. A “pre-air barrier test” meeting will be attended by ABB to outline the preparation and testing requirements to the project team. We have assumed up to two (2) hours for a site meeting and pretest walk.
- c) To limit the number of mobilizations and the cost, it is assumed that Buildings C and D will be tested during one mobilization with four staff for up to eleven hours. Building A will be a separate mobilization with one staff for up to ten hours.
- d) Two (2) mobilizations for testing the three (3) buildings listed:
 - i. Building A
 - ii. Building C
 - iii. Building D
- e) On each mobilization, we will provide the following:
 - i. Conduct whole building air barrier testing according to the WSEC per ASTM E779 and the requirements of the project specifications.
 - ii. Equipment and supplies necessary to provide whole building air barrier testing. This includes calibrated blower doors, digital manometers, door panels, and accessory equipment.
 - iii. A licensed professional engineer experienced in air barrier testing to conduct the testing.
 - iv. This ASA includes up to two (2) hours of air leakage diagnostics (IR thermography and/or tracer smoke) per building. If additional diagnostic time is necessary, it will be billed on an hourly basis in accordance with our previously provided General Terms and Conditions.
- f) A report of results will be provided within ten (10) business days of testing date. The Contractor or Owner is responsible for providing the appropriate City official our report prior to C of O.
- g) EXCLUDED – Re-testing is not included in this ASA.
- h) Contractor responsibilities (ABB exclusions):
 - i. Provide set-up and tear down of required temporary preparation measures needed in order to conduct the whole building air barrier test. This includes stopping interior doors, closing exterior windows and doors, masking of mechanical equipment and / or coordinating with the MEP contractor to activate automatic dampers.
 - ii. Coordinating with pertinent sub-contractors for the purposes of coordinating the air barrier testing.
 - iii. Complete installation of the air barrier assembly, as outlined in the pressure diagram and construction documents prior to ABB performing the whole building testing.

Initials_____



- iv. Scheduling and coordination of the appropriate team members on the dates of testing shall be completed by the Contractor. Contractor will need to notify sub-contractors of restrictions due to testing.
- v. Contractor shall provide one (2) weeks' notice to ABB prior to scheduling the testing.
- vi. Testing requires that the building be minimally occupied. The Contractor shall assume that access to the building will be limited during the testing dates. Additional fees for nighttime or weekend work will be assessed if necessary.
- vii. One dedicated 110v/20-amp circuit outlet per blower door. If a generator is required due to electrical load issues on site, rental fees will be added to our estimate below.

Fees Summary

ABB proposes to provide the above-described services in accordance with our previously provided General Terms and Conditions.

Item	Service Phase	Fee Type	Fee (*)
1.	Whole Building Air Barrier Testing Services (Buildings A, C, D)		
1.a	Test Plan and Pre-test Meeting (1 Site meeting)	Lump Sum	\$1,650
1.b	Testing Labor and Equipment (x2 mobilizations)	Lump Sum	\$21,520
	Air Barrier Testing Total Fee:		\$23,170
1.c	Preparation (**)	-	Excluded

(*) The above-noted fees and services shall be in accordance with our previously provided General Terms and Conditions. Services will be invoiced monthly. The above-noted fees include estimated reimbursable expenses and insurance fees of 2% of total project cost before adding reimbursable expenses.

(**) ASA assumes the GC will provide necessary preparation measures outlined above prior to ABB conducting the testing. ABB can provide an ASA for this scope upon request.

Assumptions and Exclusions

1. ABB's services are limited to those specifically described above. If you request additional services, we will provide you with an Additional Services Agreement (ASA) once we jointly define the scope of supplemental services.
2. ASA excludes accredited testing.
3. The fees in this ASA are strictly based on quantities and meetings provided in the scope of services. Additional quantities or meetings may be required but will be billed on a time and materials basis.
4. Our scope of services and fee proposal assumes that the Contractor will arrange for ABB to have access to all building locations necessary for our staff to safely perform our testing services. Our ASA does not include the cost of additional equipment that may be needed to perform the testing services such as man lifts, extension ladders, etc. to access or observe locations on or around the subject building(s).
5. This ASA does not include structural, mechanical, electrical, environmental consulting and/or hazmat testing services.
6. ABB is not responsible for leaks and/or subsequent damages to building contents or finishes related to our testing services.

Initials_____



7. **City/Owner** will be solely responsible for jobsite and Contractor safety.

Agreement

Our Agreement consists of this executed ASA and the previously provided General Terms and Conditions. We will initiate this project upon receipt of your written authorization to proceed. If this Agreement is acceptable, please sign and return one copy by US Mail, Fax or contracts@abbae.com

When you request ABB to perform services described in this ASA prior to receiving an executed Agreement from you, such request will constitute an acceptance of this Agreement. If you request ABB to provide services in addition to those specifically outlined in this Agreement, it is further understood that ABB will invoice for those additional services on a time and expense basis in accordance with our previously provided General Terms and Conditions.

Thank you for this opportunity to be of service to **TCF Architecture, PLLC**. Please call us if you have any questions regarding this ASA or our other building enclosure consulting services.

Very truly yours,

Allana Buick & Bers, Inc.

Petersen Lambert, P.E.
Principal, Division Manager

Daniel Buck, P.E.
Senior Consultant

This ASA is accepted by:
TCF Architecture, PLLC

Authorized Signature

Printed Name

Date



ABBTesting
1549 N FM 156
Ponder, TX 76259
t 469.989.8553
www.abbttesting.com

ABB TESTING

Making Buildings Perform Better

October 14, 2022 (Revised 10/20/2023)

Mark Hurley
Principal
TCF Architecture, PLLC
902 N 2nd Street
Tacoma, WA 98403

**Re: Additional Services Agreement (ASA) for Peer review, CA and Testing Services - Building F
City of Sumner Public Works (CSPW) - M&O Facility
14320 29th St East
Sumner, WA 98390**

ON: 2101-01712.01

PN: 21-6775.01

Dear Mark Hurley,

Allana Buick & Bers, Inc. (ABB) is pleased to present **TCF Architecture, PLLC (TCF or Client)** with this ASA to provide additional building envelope consulting and whole building air barrier testing services, specific to building F for the above-referenced project located in Sumner, Washington.

Background

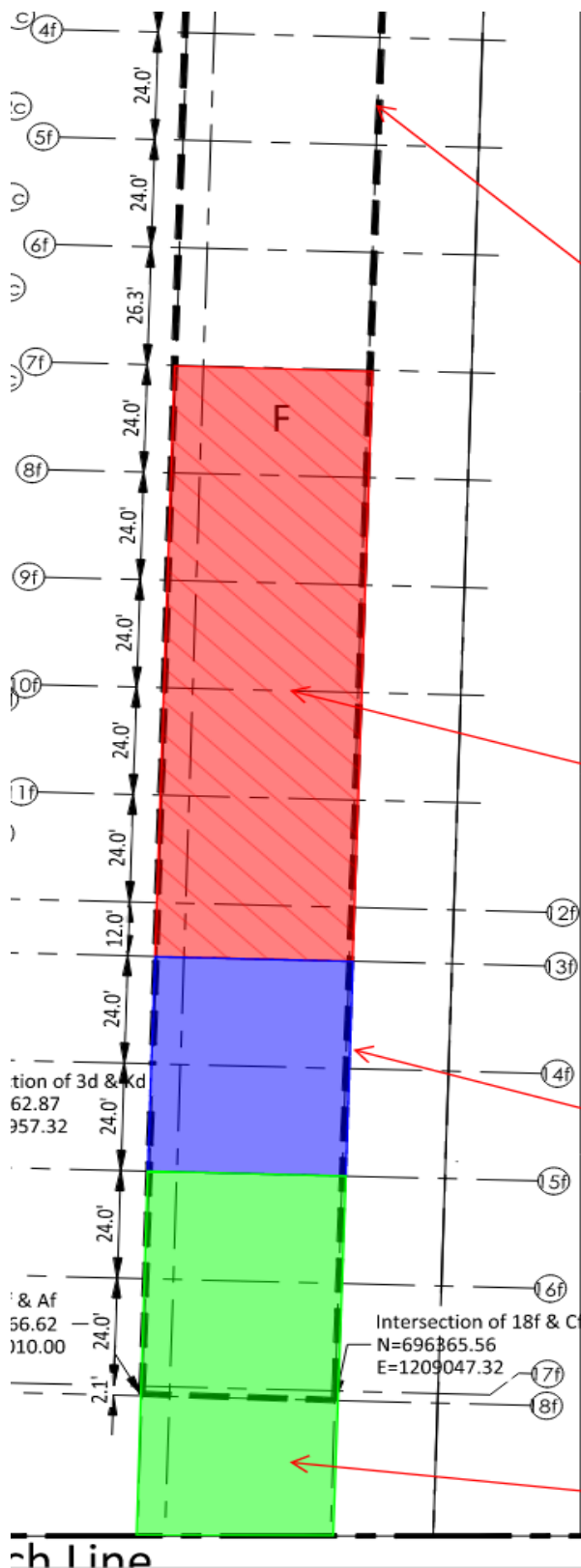
ABB has been assisting TCF with providing building envelope peer review and is contracted to provide construction phase consulting and testing services for the City of Sumner's new M&O Facility, which is comprised of several one-story buildings (Buildings A - F).

TCF Architecture, the project's Architect of Record, is requesting ABB to provide additional building envelope consulting services and whole building air barrier testing services for building F.

Based on our review of project documentation provided, additional peer review, CA and air barrier testing services will be required at the following one (1) building (previously excluded per request):

- One (1) Additional peer review of building F (assumed to resemble building A from a cladding and detailing perspective)
- One (1) Additional site visit beyond original scope for Building F - Vehicle & Materials, Police Storage, ~5k ft/2 administration area
- One (1) Additional whole building air barrier testing mobilization for Building F - Vehicle & Materials, Police Storage, ~5k ft/2 administration area
- EXCLUDED FROM TESTING SCOPE:
 - Building B and Building E are excluded from testing.

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SURVEY NOTES

1. Horizontal Datum: Washington State Coordinate System NAD 83/ South Zone.
2. Basis of Bearings: A Portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Se. 12, Twn. N, Rge. 05 E. W.M. City of Sumner, Pierce County, Washington

Building F as is north of Grid 7F.

Future ~5,000 SF Office Building. Need to stub utilities to this location for future use. In current design, keep screening wall on east side and show as uncovered parking.

Float / Fire truck storage. This could also move to far south.

Building F south of Grid 7F moved down to here.

Initials_____



Scope of Services

1. One (1) Additional peer review services for Building F

Perform one additional peer review, specific to Building F.

2. One (1) Additional site visit for Building F

Perform one additional site visit, specific to Building F.

3. One (1) Additional Mobilization for Air Barrier Testing Services - Building F

ABB will provide air barrier testing services for Building F. This ASA assumes that testing for Building F will be conducted in one (1) mobilization.

- a) Building F will be a separate mobilization with two staff for up to ten hours.
- b) One (1) mobilizations for testing the one (1) building listed:
 - i. Building F
- c) Upon mobilization, ABB will provide the following:
 - i. Conduct whole building air barrier testing according to the WSEC per ASTM E779 and the requirements of the project specifications.
 - ii. Provide equipment and supplies necessary to provide whole building air barrier testing. This includes calibrated blower doors, digital manometers, door panels, and accessory equipment.
 - iii. Provide air barrier testing preparations.
 - iv. Provide air leakage diagnostic testing using theatrical smoke and infrared cameras.
- d) A report of results will be provided within ten (10) business days of testing date. The Contractor or Owner is responsible for providing the appropriate City official the report prior to C of O.
- e) Contractor responsibilities (ABB exclusions):
 - i. Coordination with pertinent sub-contractors for the purposes of coordinating the air barrier testing.
 - ii. Complete installation of the air barrier assembly, as outlined in the pressure diagram and construction documents prior to ABB performing the whole building testing.
 - iii. Scheduling and coordination of the appropriate team members on the dates of testing shall be completed by the Contractor. Contractor will need to notify sub-contractors of restrictions due to testing.
 - iv. Contractor shall provide to ABB two week notice, prior to scheduling the testing.
 - v. Testing requires that the building be minimally occupied. The Contractor shall assume that access to the building will be limited during the testing dates. Additional fees for nighttime or weekend work will be assessed if necessary.

Initials_____



- vi. One dedicated 110v/20-amp circuit outlet per blower door. If a generator is required due to electrical load issues on site, rental fees will be added to our estimate below.

Fees Summary

ABB proposes to provide the above-described services in accordance with our previously provided General Terms and Conditions.

Item	Service Phase	Fee Type	Fee (*)
1.	Design Review Services		
	Additional Peer/Design Review (1) - Building F	Lump Sum	\$5,000
2.	Additional Project Site Visit		
	Additional Site Visit (1) - Building F	Lump Sum	\$3,500
3.	Whole Building Air Barrier Testing Services (Building F)		
3.a	Additional Test Plan, Pre-test Meeting, Labor and Equipment	Lump Sum	\$4,000
	ASA Total Fee:		\$12,500

(*) The above-noted fees and services shall be in accordance with our previously provided General Terms and Conditions. Services will be invoiced monthly. The above-noted fees include estimated reimbursable expenses and insurance fees of 2% of total project cost before adding reimbursable expenses.

Assumptions and Exclusions

1. ABB's services are limited to those specifically described above. If you request additional services, we will provide you with an Additional Services Agreement (ASA) once we jointly define the scope of supplemental services.
2. The fees in this ASA are strictly based on quantities and meetings provided in the scope of services. Additional quantities or meetings may be required but will be billed on a time and materials basis.
3. Our scope of services and fee proposal assumes that the Contractor will arrange for ABB to have access to all building locations necessary for our staff to safely perform our testing services. Our ASA does not include the cost of additional equipment that may be needed to perform the testing services such as man lifts, extension ladders, etc. to access or observe locations on or around the subject building(s).
4. This ASA does not include structural, mechanical, electrical, environmental consulting and/or hazmat testing services.
5. ABB is not responsible for leaks and/or subsequent damages to building contents or finishes related to our testing services.
6. General Contractor will be solely responsible for jobsite safety.

Agreement

Our Agreement consists of this executed ASA and the previously provided General Terms and Conditions. We will initiate this project upon receipt of your written authorization to proceed. If this Agreement is acceptable, please sign and return one copy by US Mail, Fax or contracts@abbbae.com

Initials_____

ASA for Additional Peer, CA and Whole Building Air Barrier Testing Services
City of Sumner CSPW Public Works
Sumner, WA

Mark Hurley
October 20, 2023
Page 4 of 5



When you request ABB to perform services described in this ASA prior to receiving an executed Agreement from you, such request will constitute an acceptance of this Agreement. If you request ABB to provide services in addition to those specifically outlined in this Agreement, it is further understood that ABB will invoice for those additional services on a time and expense basis in accordance with our previously provided General Terms and Conditions.

Thank you for this opportunity to be of service to **TCF Architecture, PLLC**. Please call us if you have any questions regarding this ASA or our other building enclosure consulting services.

Very truly yours,

Allana Buick & Bers, Inc.

Petersen Lambert, P.E.
Principal, Division Manager

John Moellenhoff
Senior Consultant

This ASA is accepted by:
TCF Architecture, PLLC

Authorized Signature

Printed Name

Date

October 12, 2023

TCF Architecture PLLC
902 North 2nd Street
Tacoma, WA 98403

Attention: Mark Hurley, AIA

Proposal
Geotechnical Services During Construction
City of Sumner
Public Works Operations Facility (CIP 17-13)
14400-Block of 29th Street East
Sumner, Washington
Project: CitySumner-10-02 (Task 2)

INTRODUCTION

GeoDesign, Inc. dba NV5 (NV5) is pleased to present this proposal to provide geotechnical services during Phase 2 construction of the City of Sumner Public Works Operations Facility located in the 14400-Block of 29th Street East in Sumner, Washington. Phase 2 consists of remaining site development and building construction after the preload/surcharge fill is removed.

SCOPE OF SERVICES

The purpose of our geotechnical construction observation services for the second phase of construction will be to provide geotechnical observation services once construction begins on the planned improvements. We anticipate our services will be conducted on a part-time, intermittent basis during earthwork activities, including site grading, utility installation, foundation construction, and pavement and hardscape subgrade preparation. We anticipate the number of geotechnical construction observation site visits for the Phase 2 construction will be approximately 25 site visits. The actual duration of our geotechnical construction observation services will depend on the contractor.

Key elements during facility construction that will involve earthwork-related construction include the following:

- Site grading after removal of the surcharge fill
- Excavation for foundations and utilities
- Preparation of foundation subgrade in structural fill
- Installation of subsurface drainage components
- Structural fill placement and compaction
- Subgrade preparation for slab-on-grade and hardscape elements
- Underground utility installation

Our proposed scope will include the following:

- Attend a pre-construction meeting with the general contractor, design team, and City of Sumner.
- Review contractor submittals as they pertain to earthwork.
- Perform laboratory testing on proposed fill material (both on-site and imported) to confirm compliance with the specifications.
- Observe temporary erosion and sediment control measures during construction.
- Observe site grading operations.
- Observe and document over-excavation and replacement of unsuitable material.
- Observe foundation excavation subgrade to verify soil conditions are as anticipated and that the subgrade will support the recommended allowable bearing capacity or is ready for fill placement.
- Observe installation and backfilling of site utilities.
- Observe installation of subsurface drainage systems.
- Observe proof rolling or perform probing of exposed subgrades in floor slab and paved areas.
- Observe placement and compaction of fill materials. A nuclear density gauge will be used, where applicable, to verify that compaction meets the project specifications.
- Provide daily field reports documenting the results of the observed geotechnical construction activities, recommendations, and nuclear density testing to members of the design and construction teams. These reports will be submitted to the appropriate design and construction team members.
- Submit a final close out letter of compliance regarding geotechnical-related inspection responsibilities.

SCHEDULE

Our construction observation services will be provided on an on-call basis.

FEE

Our services will be provided on a time-and-expense basis in accordance with our existing contract with TCF Architecture PLLC for the project. The estimated project cost is summarized below.

<u>Activity</u>	<u>Expenditure</u>
Geotechnical Observation During Facility Construction (25 part-time visits)	\$34,030

A detailed cost summary is attached for your review.

◆ ◆ ◆

We appreciate the opportunity to submit this agreement. Please do not hesitate to contact us if you have questions or require additional information.

Sincerely,

NV5



Kevin J. Lamb, P.E.
Principal Engineer

KJL:kt

Attachment

One copy submitted

Document ID: CitySumner-10-02-101223-geop-Task 2.docx

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The scope of services outlined in this agreement and the fees are hereby accepted and GeoDesign, Inc. dba NV5 is authorized to proceed.

NV5 FEE SUMMARY

Project: **City of Sumner - Public Works Operations Facility (CIP 17-13) - Phase 2 Construction Observation**
 Job No. **CitySumner-10-02, Task 2** Date **10/12/2023**

Standard Schedule (SS) or Direct Salary Cost (DSC)	SS
Labor Rate	2022 Standard Schedule
GeoDesign OH Rate, if DSC calculation is used	
If Labor is DSC is the Fixed Fee = FF x (DSC+OH) ?	N/A
Allowable Handling Charge	12%

GEODESIGN LABOR - Summary from Geodesign Hours Worksheet

SCOPE

PHASE 2 - Facility Construction - Provide geotechnical observation services during facility construction activities to observe subgrade preparation beneath foundations, hardscape areas, utility installation, and paving, review submittals respond to RFI's or substitution requests for earthwork materials.

PROJECT PHASES OR TASKS					
	CLASSIFICATION	Phase 2 - Building Construction Observation Services	Total Hours	Labor Rate	Cost
1.	Principal	14.0	14.0	\$235.00	\$3,290
2.	Senior Associate			\$214.00	
3.	Associate			\$201.00	
4.	Senior Project Manager			\$184.00	
5.	Project Manager II	33.0	33.0	\$172.00	\$5,676
6.	Project Manager I			\$162.00	
7.	Senior Technical Specialist			\$183.00	
8.	Technical Specialist II			\$168.00	
9.	Technical Specialist I			\$152.00	
10.	Staff III			\$140.00	
11.	Staff II	150.0	150.0	\$127.00	\$19,050
12.	Staff I			\$111.00	
13.	Sr Tech			\$118.00	
14.	CAD			\$106.00	
15.	Tech II			\$100.00	
16.	Tech I			\$87.00	
17.	Senior Project Assistant			\$102.00	
18.	Proj Assistant	12.0	12.0	\$95.00	\$1,140
19.	Support Staff	12.5	12.5	\$81.00	\$1,013
SUBTOTAL LABOR			\$30,168.50		\$30,168.50
EQUIPMENT					
		Phase 2 - Building Construction Observation Services	Unit	Rate	Extended
	VEHICLE - GeoDesign - 1	25	Day	\$24.00	\$600.00
	VEHICLE - Mileage	2250	Mile	\$0.625	\$1,406.25
	INSITU TEST - Nuclear Density Gauge - HALF DAY	25	Half Day	\$44.00	\$1,100.00
	-		-		
	-		-		
	-		-		
SUBTOTAL EQUIPMENT			\$3,106	\$3,106.25	\$3,106.25
LABORATORY TESTING:					
		Phase 2 - Building Construction Observation	Unit	Rate	Extended
	Compaction (ASTM D1557) - 3 points	3	ea	\$252.00	\$756
	-				
	-				
SUBTOTAL LABORATORY			\$756	\$756	\$756.00
GeoDesign Charges SubTotal			\$34,030.75	\$34,030.75	\$34,030.75
ACTUAL SUBTOTAL BY PHASE incl HC					
		Phase 2 - Building Construction Observation Services			
ACTUAL SUBTOTAL BY PHASE incl HC			\$34,030.75		\$34,030.75
ROUNDED UP SUBTOTAL BY PHASE incl HC					
TOTAL - ESTIMATED FEE					\$34,030.75

SUBJECT: ADA Transition Plan Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Courtney Littrell, Engineering Specialist, Andrew Leach, Associate Engineer

SUMMARY BACKGROUND:

2023 ADA UPDATE

ADA project accomplishments, future projects and anticipated challenges are part of the City's Americans with Disabilities Act Transition Plan.

ADA Project Accomplishments

The City finished CIP 19-05 – TC:UW and Academy Street Bike Lanes. This project started in 2022 and was completed in 2023. This project added approximately 4,480 linear feet of sidewalk and 51 new curb ramps. The project construction cost was approximately \$6.7 million. The project included funding from Sound Transit, ARPA, and local funds.

Future Projects

CIP 23-03 Elm Street Sidewalks. Project design started in 2023 and will be constructed in 2024. This project will add approximately 385 linear feet of sidewalk and 3 curb ramps.

CIP 19-02 Main-Wood Intersection Improvements. This project started in 2023 and will finish in 2024. This project will add approximately 615 linear feet of sidewalk and 4 curb ramps.

CIP 18-04 Rainier View Covered Court. This project started in 2023 and will finish in 2024. This project will add 2 new curb ramps.

City Council approved a street tree repair program as well as another volunteer sidewalk program. The street repair program will focus on repairing damaged sidewalks caused by street trees. The repairs are planned to start in 2024. The Volunteer Sidewalk Program started in 2023 with planning and design and construction to be completed in 2024.

Anticipated Challenges

Currently there are no anticipated challenges for pursuing the goals of the City of Sumner's ADA Transition Plan.

COUNCIL COMMITTEE/STUDY SESSION: Public Works Committee

MEETING/STUDY SESSION DATE: 11/7/2023

COMMITTEE RECOMMENDATION: Information Only

STAFF RECOMMENDATIONS/MOTION:

Information Only



Monthly Project Management Report

November 2023

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Major Projects

Project: Stewart Road Bridge Replacement (13-08)		Project Manager: Drew McCarty	Budget: \$33,500,000
Finance: \$7,000,000 NHFP Grant, \$6,000,000 TIB Grant, \$2,800,000 Congressional Appropriation, \$6,833,959 STP Grant, \$187,074 City of Sumner, \$4,260,000 Pierce County, \$50,000 Tarragon, \$3,000,000 FMSIB, \$50,000 Port of Tacoma, \$150,000 City of Auburn			
Description: This project will replace the existing two lane bridge over the White River at Stewart Road. The existing bridge will be removed. The new bridge will accommodate four lanes of traffic, and a separated shared use path on the north side of the roadway. Adjacent intersections at Butte Avenue and 140th Street Court East will be modified to accommodate the new roadway grade and lane configurations.			
Schedule/Milestones: ☒ Selection of Design Consultant (10/13) ☒ Design Consultant Contract Award (12/13) ☒ ROW Environmental Review Completed (11/16) ☒ Start Final Design (2/21) ☐ ROW Acquisitions Complete (12/23) ☐ Design Complete (9/23) ☐ Construction Contract Award (2/24) ☐ Construction Complete (12/26)		Status: 100% plans at City for review, acquiring Right-of-Way and permitting, and coordinating utility relocations 08/2023 - Contruction Obligation Paperwork in process to be sent to WSDOT for approval 11/2023 - Working on removal of the Luminaire on the existing NW quadrant mast arm at the 140 th St/Stewart Rd intersection. City is Reviewing 90% Design Plans Final Design Kickoff completed, Value Engineering Effort Underway. BergerABAM is completing the environmental design and right-of-way acquisitions. Project is in formal ESA consultations since 2/2019. Project awarded new grants (City of Auburn \$150,000)(Federal STP funds \$4,920,000, construction phase; Port of Tacoma, \$50,000, design phase) Pacific has received full funding for the design, ROW and construction of their adjacent project. The right-of-way services are now under contract. BergerABAM is beginning the preliminary work to engage the property owners. The Scope and Budget for Right of Way services has been received and will go to the 6/19 Council Meeting. The City is currently working with BergerABAM on the Scope & Fee for Right-of-Way services. The City is working with WSDOT and PSRC to finalize a process that will allow the right-of-way to proceed concurrent with the environmental studies of the White River currently being undertaken.	
Next Critical Activities (dates): Right-of-Way Acquisition (ongoing)			
Next Council Actions (dates): Right-of-Way Acquisition (ongoing)			
Next Public Actions (dates):			

Project: East Sumner Neighborhood Stormwater Ponds – Phase II (13-10)		Project Manager: Michael Kosa	Budget: \$2,000,000
Description: Complete the design and construction of a regional stormwater pond and relocation of Salmon Creek on City properties located near Sumner Tapps Hwy, between 64 th St E and 60 th St E.			
Schedule/Milestones: ■ Design Consultant Contract Award (09/13) ■ Design Complete (07/15) ■ Construction Contract Award (08/15) ■ Construction Complete (12/19) ■ Complete Plant Establishments (01/22)		Status: Project in Closeout. Project in plant establishment period. Project 90% constructed. 60th reopened to traffic, there are no other major traffic impacts planned during project. Work restarted July 2019. The culvert has been delivered to the site. 60th Street may be closed for culvert installation, depending on contractor availability. Corps permit secured, contractor beginning project restart. The City is currently waiting on permit approval from the Army Corps of Engineers. Permit meeting occurred on site and an ESA consultation is pending. The contractor is currently on winter shutdown. Contractor to start work mid-September. Plantings at the mitigation site are 100% complete. Contractor to provide construction schedule for Mitigation Pond the week of 8/8/16. Contract has been suspended until further notice.	
Next Critical Activities (dates):			
Next Council Actions (dates): Project Acceptance (8/23)			
Next Public Actions (dates):			

Project: 166 th Ave E Widening (13-11)		Project Manager: Michael Kosa	Budget: \$16 Million (15% funded)
Finance: Port of Tacoma \$25,000, \$950,000 City (TIF & Storm), \$1,219,650 (Federal – STP), \$500,000 State Leg Appropriation			
Description: Construct Improvements to 166 th Ave E to decrease congestion and improve safety at 64 th St E and at SR 410 westbound ramps			
Schedule/Milestones: ■ Consultant Award (12/18) ■ Intersection Control Evaluation (6/20) ■ Concept Report Complete (07/20) ■ WSDOT Preliminary Design Approval (1/23) ☐ Complete Fish Passage Culvert Design/Permitting (12/23) ☐ Design/ROW Complete (2/25) ☐ Construction Complete (12/27)		Status: Design Development underway for preliminary roadway and culvert/creek design Updated scope in progress. Concept report approved. Project will contact adjacent property owners, then publicize the findings. Concept Report (Intersection Control Evaluation) being reviewed at WSDOT.	
Next Critical Activities (dates): Complete Fish Passage Culvert Design/Permitting (12/23)			
Next Council Actions (dates):			
Next Public Actions (dates):			

Project: Fryar Ave Trail (14-01)		Project Manager: Andrew Leach	Budget: \$5,000,000 (construction unfunded), \$580,000 design, federal and City REET
Finance: \$197,760.00 (CMAQ-Design Only) and \$30,864 (City)			
Description: To design the last missing link of trail in town between Bridge Street Bridge and Fryar Bridge. The trail currently consists of a sidewalk & bike lane.			
Schedule/Milestones: ☒ Selection of Design Consultant (05/14) ☒ Design Consultant Contract Award (05/14) ☒ Consultant Supplement Award (6/21) ☒ Resume Design (7/21) ☐ Design Complete (12/24) ☐ Begin ROW Phase (9/23) ☐ Begin Construction Phase (2/25) ☐ Construction Contract Award (TBD) ☐ Construction Complete (TBD)		Status: The City will be receiving grant funding for the ROW phase of the project. The City is currently moving forward with the design and environmental phases of the project. The City is currently looking at grant opportunities to purchase right-of-way and moving forward with the environmental phase of the project. The design on this project is moving forward. A few alternatives for the trail layout were reviewed and a final layout was selected. Selecting the final layout will allow for the environmental phase to move forward. The design on this project is on hold until FEMA discussions allow for the trail to be constructed in the floodway. BergerABAM is proceeding with the design.	
Next Critical Activities (dates): Design Complete (12/24)			
Next Council Actions (dates):			
Next Public Actions (dates):			

Project: Left Bank Setback/White River Restoration (14-10)		Project Manager: Doug Beagle/Robby Wright	Budget: \$60 Million
Description: Enhance nearly 3.2 miles of riverbank. The channel will be widened by up to 200ft landward of the ordinary high to allow capacity for 100-yr event			
Schedule/Milestones: ☒ Selection of Design Consultant (09/14) ☒ Design Consultant Contract Award (09/14) ☒ Design Complete – 24 th St (05/22) ☒ Bid Award – 24 th St (06/22) ☐ Construction Complete – 24th (01/24) ☐ Bid/Award – White River Restoration (03/24) ☐ Construction Complete (12/26) ☐ ROW Acquisition (TBD)		Status: Contractor for the 24 th St E Utility Relocation project has achieved Substantial Completion and is working on the punchlist. Currently in the RFQ process for a CM consultant. Expected to have a consultant selected and scope/fee agreed on for June PW Committee meeting. Contractor for the 24th St E Utility Relocation project has complete drilling for the new sewer and water lines and will soon start construction of the new pump station. Preparing CM consultant RFQ for expected advertisement early February. The Contractor for the 24th St E Utility Relocation project has mobilized and is working on drilling for the new sewer and water lines. Working through pre construction and material procurement with the 24th St Utility Relocation project (CIP 18-03) contractor (Johansen Construction). Construction is expected to start in January 2023. Bids opening on 6/7/22 for 24th St Utility Relocation project (CIP 18-03). Permit Submitted to June Corp April 2021, out for Public Comment Moving from 65% to 90% Plans NSD Consultant Supplement Contract PW committee Meeting August A meeting took place on 5/11 and the next meeting is scheduled for 6/8. Draft Hydraulic and Sediment reports have been presented to the Dialogue Group and the next meeting is scheduled for May 11th. Hydraulic and Sediment models are under review. The dialogue group continues to meet. Consultant has begun hydraulic and sediment work. Two (2) Consultant Service Contracts are going to the 7/18/16 Council Meeting. One is Amendment #2 with West Consultants and the 2nd is with Natural Systems Design.	
Next Critical Activities (dates):			
Next Council Actions (dates): ROW Acquisition (TBD) CM Contract (Expected June)			
Next Public Actions (dates):			

Project: Pacific Pointbar / Stewart Setback (14-10)		Project Manager: Alisa O'Haver-Ayala/Robby Wright	Budget: \$59,474,432
Description: Over 30 acres of floodplain reconnection and fish habitat. Installation of a floodwall along 16th and levee along 140th for increased flood protection.			
Schedule/Milestones: ☐ 90% Design Complete (12/23) ☐ Property Acquisitions Complete (12/24)		Status: Awaiting counteroffer on Ream/Robison Property. Awaiting Purchase and Sale draft for DMI Drilling Mierendorf Property Acquired The contract to demolish the structures on the Bushore and Eagle properties has been awarded. Staff is preparing a notice to proceed authorizing the contractor to move forward with the demolition work.	
Next Critical Activities (dates):			
Next Council Actions (dates):			

Project: Decant Facility (15-02)	Project Manager: Michael Kosa	Budget: \$747,000	Finance: \$390K Ecology Grant
Description: Design and construct upgrades to the Decant Facility. Improvements will include a concrete slab and a pre-engineered metal building.			
Schedule/Milestones: ■ Selection of Design Consultant (10/16) ■ Design Consultant Contract Award (11/16) ■ Design Complete (04/17) ■ Construction Contract Award (09/17) ■ Construction Complete (11/19) ■ Asphalt Contractor Selected (6/21) ■ Start Construction (8/21) ■ Construction Complete (9/21)	Status: Project in closeout Asphalt Paving Complete, Landscaping remaining Asphalt pavement work begins in mid-August Asphalt pavement work advertising for construction as small works project Project awaiting asphalt pavement after SR 410/Traffic Ave Interchange Contractor is complete Project in closeout Working on final Ecology Reimbursement. Stormwater pond construction is complete. Project is entering close out. Negotiating change order with contractor to construct stormwater pond required by Ecology. Coordinating plans with ecology, plan to construct storm water pond and asphalt paving in 2019. Notified of \$390K Ecology Grant		
Next Critical Activities (dates): Completion Report (12/23)	Building construction complete. Investigating adding asphalt driving surface to project.		
Next Council Actions (dates):	This project is under construction and the contractor is currently working on final completion and punchlist.		
Next Public Actions (dates):	This project is under construction and the contractor is currently working on floor slabs. This project is under construction and the contractor is currently working on subgrade and foundations. Western Engineering Constructors, Inc., was awarded the construction contract at a Special Council Meeting on 8/14/17. Contracts are currently being signed.		

Project: 410/Traffic Ave Interchange (15-04)	Project Manager: Andrew Leach	Budget: \$17,000,000; Construction 100% grant funded
Description: Construct a new overpass for the SR 410/Traffic Ave Interchange to meet the demands of freight and commuter traffic.		
Finance: <i>Design:</i> Sound Transit \$100K, WA State Legislature #1 \$300K, Private Dev. \$75K, Port of Tacoma #1 \$11.5K, City of Sumner \$75K, STP Grant \$313K <i>Construction:</i> FIMSB \$2.5M, Sound Transit \$5.0M, Port of Tacoma #2 \$45k, WA State Legislature #2 \$500K, Private Development \$1.0M, TIB \$3M		
Schedule/Milestones: ■ Selection of IJR Consultant (10/15) ■ Preliminary Design Consultant Contract Award (08/16) ■ Final Design Consultant Contract Award 07/17) ■ Final Design Complete (12/18) ■ Construction Contract Award (07/19) ■ Construction Complete (1/22) ☐ Project Acceptance (12/23)	Status: City is working on the project closeout process with the contractor. Contract is in the plant establishment period of the project. Contractor has completed final paving. Contractor is now working on streetlights and landscaping. New signals have been installed. Contractor is working near final paving. Contractor is working on new signals on either end of the new bridge. Construction on new bridge has started. Construction has begun, contractor is working on temp water main. Ceccanti, Inc. was awarded the contract at the July 22 nd special council meeting. A preconstruction meeting will be scheduled for early August. Bids opened 7/3/19. The final design is currently underway. The consultant agreement with Parametrix has been executed and the final design will begin in July.	

Project: Operations Facilities (17-13)	Project Manager: Alisa O’Haver-Ayala	Budget: \$30-40 Million (General and Utility Funds)
Description: Construct a new operations facility to house the water, sewer, storm and street maintenance staff and equipment. The current shops facility will be modified to house the Parks & Facilities maintenance staff and equipment as well as the community float, 1932 Kenworth fire engine, DARE GTO and the Police Department’s impound and oversized evidence.		
Schedule/Milestones: ☒ Consultant Services Contract (08/18) ☒ Design Complete (8/22) ☒ Package 1: Early Works Contract Award (09/23) ☐ Package 1: Early Works Construction Complete (07/24) ☐ Main Package Construction Contract Award (Q1 2024) ☐ Construction Complete (12/25)	Status: The Early Work Package was awarded to Rodarte Construction. The abatement and demolition of the existing buildings is complete and the first phase of preload will be in place before Thanksgiving. This expected to be settled/compacted in early January. The City was successful in getting the Public Works Trust Fund Loan for the construction of the decant facility on the north parcel. Early Works Package for demo and pre-load is out to bid. Bids open on 8/31. Applied for a Public Works Trust Fund Loan for the construction of the decant facility on the north parcel, we will hear back on this in early September. Preparing Package 1: Demo & Pre-Load for bid in August.	
Next Critical Activities (dates):	Demolition and Fill & Grade Permits have been issued by the City for this work. The Hearing Examiner’s decision regarding the Conditional Use Permit was issued on 02/06/23. Building Permit has been submitted and is in review.	
Next Council Actions (dates): 11/20/23 Consultant Contract Amendment	Consultant working towards 100% plans and submitting for Building Permit. Open House 9-30-21 4-7 pm onsite Amendment being brought to February PWC for final design and construction management. Review of final concept 11-24-20 Work group session have begun and waiting for review of sessions. The Consultant contract has been fully executed. Consultant has been selected and working through scope and fee. RFP for Consultant Services to be advertised in February. Properties are under contract with new phase 1 environmental being done soon. Consultant is working on initial diagram/layout of facility. In negotiations with property owners and wrapping up. Design consultant has done 3-D modeling/massing studies at multiple locations. Site locations have been narrowed down and the City is moving forward with contacting property owners.	

Project: Rainier View Covered Court (18-04)		Project Manager: Andrew Leach	Budget: \$970,000
Description: This project consists of renovating the basketball court at Rainier View Park. The court will be covered with a new roof to encourage use in all weather conditions and include ADA upgrades. The court will also be painted to accommodate basketball, volleyball and pickle ball courts. The City has received grant funding from RCO and Washington State's Local Community Project Program.			
Schedule/Milestones: ■ Consultant Services Contract (10/21) ■ Design Complete (8/23) ■ Construction Contract Award (9/23) □ Construction Complete (12/24)		Status: The City received 4 bids on 8/29/2023. Andy Johnson & Company, Inc. was the low bidder. The City is moving forward with the design of the project. The Consultant contract has been fully executed.	
Next Critical Activities (dates):			
Next Council Actions (dates):			

Project: Sumner Tapps Highway Guardrail Upgrade (19-01)		Project Manager: Alisa O’Haver-Ayala	Budget: \$1,455,300
Finance: City Funds \$112,700, Federal HSIP Funds \$448,600, Federal STP Funds \$749,000			
Description: Evaluate and construct upgrades to existing obsolete guardrail along Sumner-Tapps Highway, resurface Sumner-Tapps Highway			
Schedule/Milestones: ■ Design Award (12/19) ■ Design Complete (06/20) ■ Obligate Construction (8/20) ■ Award Construction Contract (11/20) ■ Complete Resurfacing Construction (6/21) ■ Advertise Guardrail Construction (10/21) ■ Award Guardrail Construction (1/22) ■ Complete Guardrail Construction (5/22) ■ Project Acceptance (2/23)		Status: Guardrail relocation work is complete, project is in closeout. Contractor for Guardrail relocation is making good progress. Aerial utility relocations in the vicinity of the replaced guardrail are ongoing. Resurfacing project in closeout, Guardrail relocation begins in February. Guardrail project bid opening complete, award in January Resurfacing Punchlist in progress Resurfacing Construction Underway Resurfacing scheduled to begin in late April, weather permitting Project delayed until April 2021. Bids opened and came in underbudget. Guardrail portion of project in design. Funding secured for Phase 1 resurfacing construction. Resurfacing project will construct in 2020. Consultant kickoff in February. The survey fieldwork is complete. Consultant agreement at council. Consultant qualifications being evaluated. RFQ is out for advertisement. Funding has been obligated. Staff is working w/ WSDOT to obligate Design funds. Staff is preparing paperwork to add project to federal programming	
Next Critical Activities (dates):			
Next Council Actions (dates):			
Next Public Actions (dates):			

Project: Main St/Wood Ave Intersection Improvements (19-02)		Project Manager: Courtney Littrell and Alisa O'Haver-Ayala	Budget: \$209K (Design), \$250K (ROW), \$1.8M (Con.)
Finance: City funds \$1,864,000, Federal STP Funds \$405,000, \$225,000, \$1,330,000.			
Description: Develop design for replacing the obsolete signal and complete ADA upgrades to bring the intersection into compliance			
Schedule/Milestones: ■ Design Award (10/19) ■ Begin ROW Acquisition (09/20) ■ 90% Design (5/21) ■ Design Complete (6/22) ■ Complete ROW Acquisition (6/22) ■ Obligate Construction (8/22) ■ Advertise for Construction (10/22) ■ Contract Award (12/22) ■ Begin Construction (5/23) □ Complete Construction (9/23)		Status: Intersection is open with permanent striping and the project is suspended. Work will resume once Zayo has relocated their communication line to the JUT and the utility pole is removed. The project will then be resuspended until the new signal poles arrive and can be installed. Intersection has been poured with the stamped colored concrete and sidewalks are complete. Intersection is set to be reopened by Aug. 4th. PSE has completed their power line relocation. All utility work has been completed besides relocation of power and communication lines. Sidewalks are being poured, and intersection will be closed for one month starting Wednesday July 5th. The closure will last approximately 4 weeks, and the intersection will be graded and paved during the closure. Project construction started on May 1st. Construction is currently ongoing with night work. Sewer and storm main replacements are nearing completion, and the water main work has started. The Joint Utility Trench (JUT) will begin in the next week to relocate the overhead power and communication lines underground through the intersection.	
Next Critical Activities (dates):		Project is currently suspended due to material procurement. Construction is anticipated to being in May. Project is out for bid and the Construction Management Services Consultant has been selected.	
Next Council Actions (dates):		Project to be advertised for construction in October	
Next Public Actions (dates):		Additional federal funding acquired. WSDOT Review set being developed, 2 of 4 ROW acquisitions complete 90% Design at City for Review Beginning 90% design, ROW acquisition, City funding Construction phase in 2022 Internal review of 30% Design. Additional funding acquired for right-of-way acquisition phase. Project progressing toward 30% design. Project survey complete in November. Consultant agreement award at Council. Consultant selection completed. Developing consultant agreement. Staff is completing federal obligation paperwork.	

Project: Alder & Kincaid Utility Improvements (19-05)		Project Manager: Alisa O'Haver-Ayala	Budget: \$7,002,990
Description: Replacement of utilities in the Alder and Kincaid Right-of-Way in the vicinity of the Red Apple property. Necessary to replace aging infrastructure and support the town center plan redevelopment.			
Schedule/Milestones: ☒ Select Design Consultant (10/19) ☒ Award Final Design Contract (7/20) ☒ Bid Award (06/22) ☐ Construction Complete (11/23)		Status: The Contractor achieved Substantial Completion and is working through completing punchlist items. The majority of construction was completed in July. The only remaining item is hydroseeding (must wait until after 9/1/23). Contractor has completed the south half of the Main St / Kincaid Ave / Cherry Ave intersection and is working on the north half. Cherry Ave is still under construction. Contractor has completed most of the work outside of Heritage Park, with the exception of the intersection of Academy Street and Cherry Avenue as well as the partial improvements on Academy Street at Wood Avenue and ST Station. Project is approximately 68% complete. Kincaid Avenue has been re-opened and Cherry Avenue is closed for construction. Contractor is approximately 55% complete. Construction at the Main St. intersection is expected to start on 4/3. Contractor is approximately 25% complete. Kincaid Avenue should have the majority of the concrete poured this month and re-opened. Contractor is making progress on installation of waterline and water service connections in Kincaid Avenue, Academy Street, and Park Street. There are some material procurement challenges with the parts for the water service connections. Contractor is making progress on installation of the waterline in Kincaid Avenue, Academy Street, and Park Street. Contractor is approximately 12% complete at the end of September. City gave Notice to Proceed (NTP) to the contractor (Reed) on 8/8/22. Work is progressing on Kincaid Avenue between Main Street and Maple Street. Construction bids opened on 05/19. Pending award. Consultant is packaging phase 1 of the bid set plans/specs with the Academy Street Bike Lanes project for construction under the Town Center: Utility and Woonerf project. Design work has begun to incorporate Main Street Visioning streetscape components along with the Academy Street Bike Lanes within Alder and Kincaid around Heritage Park. Design development work has been completed and staff is recommending a final design contract for council approval. Request for Qualifications were received in August. Staff is working on finalizing the project extents before negotiating a scope and budget with the consultant. Project requirements are being compiled in advance of design consultant selection.	
Next Critical Activities (Dates):			
Next Council Actions (dates): Project Acceptance (TBD)			
Next Public Actions (dates):			

Project: Ryan House Historic Rehabilitation (19-07)		Project Manager: Drew McCarty	Budget: \$825,000 + \$750,000 = \$1,575,000 (Grants)
Description: Rehabilitation of the Ryan house Phase 1 to include structural upgrades, structural repairs and ADA accessibility.			
Schedule/Milestones: ☒ Design Consultant (11/22) ☐ Select Contractor (XX/XX) ☐ Construction Complete (XX/XX)		Status: October 2023 – Petition sent to city on the Growth management Act & LUPA for the Demolition Permit September 2023 – Council voted to demolish the Ryan House September 2023 – Ryan House to Council based on Finance Committee recommendation. August 2023 – Ryan House Update at Finance Committee to present options on which way to go with the Ryan House June 2023 – Received a schematic design cost estimate & WJE is working through drawings for Phase 1 June 2023 – Dickson Company to perform abatement June 2023 – Additional Openings completed by City Staff for WJE Inspection May 2023 – Received \$750,000 grant from LTAC May 2023 – Take Ryan House Rehabilitation Project to Finance Committee March 2023 – Pierce Count Grant Contract to be Executed March 2023 – WJE to assess Interior & Exterior inspection openings for structural upgrades February 2023 – Additional Asbestos discovered; testing was performed. Mastic in ceiling tile adhesive in cedar cabin February 2023 – WJE performing Interior & Exterior inspections for Phase 1 January 2023 – WJE Selected as Design Consultant	
Next Critical Activities (dates): Project is on hold until after Growth Management Act & LUPA Determination			
Next Council Actions (dates):			

Project: 160 th Retrofit and Pervious Sidewalks (19-08)		Project Manager: Andrew Leach	Budget: \$450,000 (State and City funds)
Finance: Ecology and Complete Street Funds			
Description: Installing pervious sidewalks on 160 th that will fill in the sidewalk gap between the YMCA and main Street			
Schedule/Milestones: ■ Selection of Design Consultant (09/19) ■ Design Consultant Contract Award (03/20) ■ Design Complete (3/22) ■ Construction Contract Award (4/22) □ Construction Complete (12/23)		Status: Project is substantially complete and is in the plant establishment period. Construction has begun. Contractor has installed the storm line and is graded for curb and gutter. The project is awarded and awaiting start of construction. Plans have been approved by Ecology. The project will be going out to bid. The 100% plans have been submitted to Ecology for review. 90% Plans have been accepted by Ecology. The City is finalizing the 100% plans and will be sending them to Ecology for review before bidding the project for construction. The 90% design is with Ecology for Review. Design is 30% complete and moving forward to final design. Starting project design. Grant agreement passed by Council. City is working on grant agreement with DOE. Staff is currently reviewing SOQs to select a design consultant for the project.	
Next Critical Activities (dates): Physical Completion (12/23)			
Next Council Actions (dates): Project Acceptance (3/24)			
Next Public Actions (dates): N/A			

Project: South Tank Seismic Retrofit (19-10)		Project Manager: Andrew Leach/Courtney Littrell	Budget: \$2,463,900
Description: Design and construction of seismic improvements to improve the resiliency of the south tank reservoir.			
Schedule/Milestones: ■ Select Design Consultant (1/20) □ Bid Award (1/24) □ Construction Complete (6/24)		Status: Plans and specifications approved by Department of Health, seeking permission to advertise from FEMA. A delay in the design was encountered due to damages to the facilities during the Sumner Grade Fire that prevent the tank from being drained. Design work resumed in March 2021.	
Next Critical Activities (Dates): Construction Contract Award (1/24)			
Next Council Actions (dates): Construction Contract Award (1/24)			
Next Public Actions (dates): N/A			

Project LS #2 and #6 Control Panel Replacement (20-04)	Project Manager: Drew McCarty	Budget: \$1,010,000
Description: Design and installation of replacement control panels at lift stations #2 and #6		
Schedule/Milestones: ☒ Select Design Consultant (10/20) ☐ Bid Award (03/24) ☐ Construction Complete (09/24)	Status: Due to long lead times of PLC hardware, project will be advertised in 3/2024. Design is complete & finalizing project specs/front end documents to advertise. PLC Hardware and Panels to be ordered by the city April 2023. PLC Hardware and Panels have been procured. Plan to advertise Project the end of the Summer.	
Next Critical Activities (Dates): Project Advertised 03/24		
Next Council Actions (dates): Bid Award 10/23		
Next Public Actions (dates): N/A		

Project: Rivergrove Community Pedestrian Bridge over SR 410 (20-07)	Project Manager: Andrew Leach	Budget: \$5,000,000
Finance: Sound Transit funds (\$452,000) (Design Only)		
Description: Construct a new pedestrian bridge over SR 410 at Sumner Ave to provide a non-motorized connection to the Rivergrove Neighborhood.		
Schedule/Milestones: ☒ Grant Agreement Complete (06/20) ☒ RFQ (06/20) ☒ Consultant Agreement Award (12/20) ☐ Design Complete (12/24) ☐ Right of Way Acquisition Complete (12/22) ☐ Construction Complete (12/26)	Status: The 30% plans have been reviewed and approved by WSDOT. The 30% plans are complete and have been sent to WSDOT for approval. The Consultant is working towards 30% design of the project. Contract will be awarded at the December Council Meeting The City has completed consultant interviews and will be working with V+M Structural Design to execute a scope and fee. City has advertised a request for qualifications for a project design consultant.	
Next Critical Activities (dates): Consultant Design Supplement (10/23)		
Next Council Actions (dates): Consultant Design Supplement (10/23)		
Next Public Actions (dates):		

Project: Academy Street Bike Lanes (20-08)		Project Manager: Alisa O’Haver-Ayala	Budget: \$1,342,700
Finance: Sound Transit funds (\$875,000)			
Description: Develop an east-west bicycle corridor extending east from the Sumner Sound Transit Station to Wood Avenue.			
Schedule/Milestones: ■ Grant Agreement Complete (06/20) ■ RFQ (06/20) ■ Consultant Agreement Award (10/20) ■ Preliminary Design Complete (3/21) ■ Public Outreach (04/21) ■ Design Complete (4/22) ■ Construction Contract Award (06/22) ☐ Construction Complete (11/23)		Status: The Contractor achieved Substantial Completion and is working through completing punchlist items. The majority of construction was completed in July. The only remaining item is hydroseeding (must wait until after 9/1/23). Contractor is approximately 40% complete. Contractor has completed the waterline installation on Academy Street between Kincaid and Alder. Water services connections are still to be completed. Contract awarded to Reed Construction. Notice to Proceed (NTP) issued on 8/8/22. Work has started on the Alder/Kincaid Utilities portion of the Town Center: Utilities & Woonerf project, Contractor has not started on Academy Street yet. Construction bids opened on 05/19. Pending award. Consultant is packaging bid set plans/specs with the Alder/Kincaid Utilities project for construction under the Town Center: Utility and Woonerf project. Public Engagement completing, consultant beginning Final Design Consultant beginning conceptual design phase City is evaluating consultant qualifications City has advertised a request for qualifications for a project design consultant.	
Next Critical Activities (dates):			
Next Council Actions (dates): Project Acceptance (TBD)			
Next Public Actions (dates):			

Project: Sidewalk Improvements (20-10)		Project Manager: Andrew Leach	Budget: \$1.7 million
Description: This project provides for the improvement of sidewalk and ADA curb ramps within the Sound Transit Focus Area and Rivergrove Area. The project also includes erosion control, installation of new hydrants, storm utilities and electrical conduit for future street lighting, as well as paving, all in accordance with the Contract Plans, the Contract Provisions, and the Standard Specifications.			
Schedule/Milestones: ■ Consultant Services Contract (09/20) ■ Design Complete (05/21) ■ Construction Contract Award (06/21) ■ Construction Complete (11/22)		Status: The City is working on the closeout process with the contractor. Project has reached substantial completion. Contractor is working on punchlist items. Contractor is steadily moving forward with sidewalk replacement. Contractor is almost complete with the sidewalk work in the Rivergrove Neighborhood. Contractor is currently working on Ryan Ave and Maple Street Construction is set to begin beginning of August Project is out to bid and the construct contract award will go to City Council in 06/21.	
Next Critical Activities (dates): Project Acceptance (12/23)			
Next Council Actions (dates): Project Acceptance (12/23)			

Project: Treatment Facility Access Platforms (21-04)		Project Manager: Drew McCarty and Alisa O'Haver-Ayala	Budget: \$135,000
Description: Installation of access platforms at the headworks screens.			
Schedule/Milestones: ☒ Select Design Consultant (5/21) ☒ Bid Award (2/23) ☐ Construction Complete (9/23)		Status: 11/2/2023 - Contractor is currently working through punch list items 08/14/2023 - Platform arrived on site and contractor has been working to install. Stairs will arrive any day for install and the contractor will complete the piping work during stair install. 08/2023 - Contractor shall install platform & complete piping modification work 07/2023 - Contractor shall perform some piping modification work 03/2023 - NTP to Contractor	
Next Critical Activities (dates):		03/2023 - Preconstruction meeting with Contractor (Aqua Tech)	
Next Council Actions (dates): N/A		2/27/2023 - Contract Executed with Contractor The bid package is being prepared to solicit for construction bids. Bid package has been advertised & Bids are due on 2/2/2023 Staff has reviewed 90% design drawings.	

Project: Aeration Control Upgrade (21-05)		Project Manager: Michael Kosa	Budget: \$135,000 (Seeking \$34,000 Energy Saving Grants)
Description: Reprogram the blower operation based on Ammonia levels for increased plant efficiency.			
Schedule/Milestones: ☒ Select Design Consultant (7/22) ☒ Construction Complete (1/23)		Status: Probes installed, reprogramming in process Grant agreement approved, acquiring equipment The City has identified approximately \$34,000 in energy grant funding available for this project. The design consultant is working on a design report and PSE energy savings grant application for the project.	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: ESN Salmon Creek Channel Realignment (21-08)		Project Manager: Robby Wright	Budget: \$ 380,000 (City Storm Funds)
Description: Reconfigure Salmon Creek to new stream channel, modify fish exclusions, and rehab existing culvert under 60th St.			
Schedule/Milestones: ☒ Consultant Agreement (6/21) ☒ Design Complete (5/22) ☒ Construction Contract Award (5/23) ☐ Construction Complete (08/23)		Status: Construction expected to begin 7/15/23 Construction contract has been awarded to Rodarte. Project to re-advertise March 2023 All bids rejected. Project being revised and will be re-bid in Fall 2022 for Summer 2023 construction.	
Next Critical Activities (dates):		Project pending award Project design underway	
Next Council Actions (dates):		RFQ Process Completed, Consultant Selected, Design Agreement heading to Council	

Project: Auto Lane Sewer Force Main Replacement (21-09)		Project Manager: Andrew Leach/Courtney Littrell	Budget: \$300,000
Description: Replace portions of the sewer force main extending from Auto Lane into 166th Avenue E.			
Schedule/Milestones: ■ Select Design Consultant (6/21) □ Bid Award (TBD) □ Construction Complete (TBD)		Status: Project design is underway.	
Next Critical Activities (dates): Construction Contract Award			
Next Council Actions (dates): Construction Contract Award			

Project: Sumner Tank Recoating (21-10)		Project Manager: Andrew Leach	Budget: \$657,000
Description: Recoating of the Sumner Springs Reservoir.			
Schedule/Milestones: ■ Select Design Consultant (6/21) ■ Bid Award (10/22) ■ Construction Complete (6/23)		Status: Construction is complete. City is working on the closeout process with the contractor. Construction is underway. Construction contract Awarded to Coatings Unlimited. Work to begin in December 2022.	
Next Critical Activities (dates): Project Acceptance (12/23)		Approved by department of health, pending advertisement 90% plans at Department of Health for Review	
Next Council Actions (dates): Project Acceptance (12/23)			

Project: Maple St Ped Signal, Citywide Backplates (21-11)		Project Manager: Alisa O’Haver-Ayala	Budget: \$431,000 (95% federal, 5% city general fund)
Description: Upgrade Traffic Ave and Maple St Crosswalk to a pedestrian signal, install signal backplates.			
Schedule/Milestones: ■ Programming (9/21) ■ Consultant Services Agreement (3/22) ■ Design Complete (03/23) □ Construction Contract Award (12/23) □ Construction Complete (03/25)		Status: Design is complete. Working through obligation process with WSDOT. WSDOT NEPA documentation has been approved. Consultant has completed 100% design and NEPA documentation has been resubmitted. Met with WSDOT for NEPA kick-off. Consultant is continuing design with preferred alternative. Consultant is beginning design.	
Next Critical Activities (dates):		A consultant agreement will be at Council in March.	
Next Council Actions (dates):		Qualifications of firms are being evaluated. Interviews in January. RFQ advertised. Project being programed and obligated to begin the design phase	

Project: Biosolids Dryer Replacement (21-17)		Project Manager: Michael Kosa	Budget: \$10-13 Million
Description: Biosolids Equipment Modernization at the Wastewater Treatment Facility.			
Schedule/Milestones: ☒ Consultant Services Agreement (2/22) ☒ Concept Report (12/22) ☐ Final Design Complete (12/23) ☐ Construction Contract Award (TBD) ☐ Construction Complete (TBD)		Status: Beginning Final Design, project currently experiencing minor delay to secure PWTF loan Project setting evaluation criteria, completing feasibility study and sizing Study in progress, draft study delayed due to non-responsive supplier estimates Dryer Repairs complete A committee consisting of Bonney Lake and Sumner staff have reviewed the Statements of Qualifications received and identified Gray & Osborne as the most qualified firm for this work. A Request for Qualifications to solicit interest from firms in the development, design, and implementation of this project has been published. Project may include the Dryer, Dissolved Air Flotation Thickener, Polymer Feed Systems, and Waste Gas Burner.	
Next Critical Activities (dates):			
Next Council Actions (dates):			

Project: 24th / 142nd Intersection Treatment (21-20)		Project Manager: Robby Wright	Budget: \$350,000
Description: Add enhanced treatment to untreated storm drains on corner of 142nd and 24th.			
Schedule/Milestones: ☒ Consultant Task Order (7/21) ☐ Construction Start (6/23) ☐ Construction Complete (10/23)		Status: Final punch list items being completed. Awarding contract to TITAN Earthwork Construction bid advertised Design Complete. KPG Task Order / contract request in progress. Scope amended to keep within total task order allowance. 30% Design Completed January 2022. 60% Design in progress	
Next Critical Activities (dates):			
Next Council Actions (dates):			

Project: 63rd St Ct Trunk Line Relocation (21-21)	Project Manager: Robby Wright	Budget: \$198,900
Description: Reroute existing storm main from under existing building.		
Schedule/Milestones: ☒ Consultant Task Order (9/21) ☒ Design Complete (1/23) ☐ Construction Award (3/23) ☐ Construction Complete (6/23)	Status: Design complete, finalizing bid packet. Preliminary Design concept completed. Scope modified to include enhanced treatment. Utility potholing showed conflicts between proposed storm and existing sewer. Re-planning alternatives to minimize conflicts and disturbance.	
Next Critical Activities (dates):		
Next Council Actions (dates):		

Project: Cemetery Facility Building (22-03)	Project Manager: Drew McCarty	Budget: \$3,000,000
Description: New Construction of Cemetery Building that will include maintenance/storage area, office, breakroom and restrooms.		
Schedule/Milestones: ☒ Design Consultant (08/22) ☒ Select Contractor (08/23) ☐ Construction Complete (05/24)	Status: 10/2023 - Contractor is working on foundation and utility work 10/2023 - Begin Construction 08/2023 - Award Construction Contract 08/01/2023 - Construction Bids Due 07/2023 - Advertise for Construction 03/27/2023 - Cemetery Facility Update at Council Study Session 90% Civil plans in review & Septic plans in review	
Next Critical Activities (dates): 10/2023 - Contractor Mobilize to site		
Next Council Actions (dates):		

Project: Salmon Creek Culvert Replacements (22-06)	Project Manager: Robby Wright	Budget: \$609,700
Description: Replacement of remaining culverts on Salmon Creek, downstream of Main. Phase 1 will be design & permitting.		
Schedule/Milestones: ☒ Consultant Contract (6/23) ☐ Bid Award (7/23) ☐ Construction Complete (12/24)	Status: Initial culvert sizing memo completed 125k Grant request put in to FCZD to help fund design Consultant contract with Osborn Consulting signed	
Next Critical Activities (dates):		
Next Council Actions (dates):		

Project: Elm Street Sidewalk (23-02)	Project Manager: Courtney Littrell	Budget: \$550,000
Description: Project will improve pedestrian safety by constructing curb, gutter, curb ramps, and sidewalk on the north side of Elm Street between Wright Avenue and Bonney Avenue.		
Schedule/Milestones: ☒ Project Advertisement (2/23) ☒ Select Consultant (3/23) ☐ Design Complete (12/23) ☐ Construction Complete (06/24)	Status: Design has begun, and 30% plans have been reviewed and comments were returned to MacKay Sposito for the next round of submission. MacKay Sposito was selected as the Design Consultant and design is underway. Consultant selection is underway. Project has been advertised for design consultant selection.	
Next Critical Activities (dates):		
Next Council Actions (dates): N/A		

Project: Sidewalk Repair Program (Street Tree, Helping Homeowners, ADA Program) (23-03)	Project Manager: Courtney Littrell	Budget: \$500,000 (Street Tree), \$50,000 (Helping Homeowners), & \$40,000 (ADA Program)
Description: Repair sidewalks that are failing due to street tree damages and sidewalks that have been damaged that are the responsibility of the homeowner, with the assistance of the city (50/50 cost share program).		
Schedule/Milestones: ☐ Identify Replacement Locations (8/23) ☐ Begin Project Design (9/23) ☐ Project Advertisement (2/24) ☐ Bid Award (3/24) ☐ Construction Complete (10/24)	Status: Helping Homeowner Notices and Application Letters have been mailed. Applications are due in January of 2024, and location selection will be completed at the end of January 2024. Location selection is underway for Street Tree Damages. Design of sidewalk replacements to begin after replacement locations have been identified.	
Next Critical Activities (dates): Identify Replacement Locations (8/23)		
Next Council Actions (dates): Bid Award (3/24)		

Project: Town Center: Cherry and Maple Utilities		Project Manager: Andrew Leach	Budget: \$4,330,800 (Utilities and Roadway Funds)
Description: Replacement of Utilities due to age and to support Town Center redevelopment.			
Schedule/Milestones: ☒ Select Design Consultant (10/19) ☒ Award Final Design Contract (7/20) ☒ 90% Plans Completed (03/21) ☐ Project Advertisement (2024) ☐ Select Contractor (2024) ☐ Construction Complete (2024)		Status: 90% Plans completed and this project work divided out as Phase 2. Phase 1 is the TCUW project. Phase 2 will be completed and bid in 2024. Design development work has been completed and staff is recommending a final design contract for council approval. Request for Qualifications were received in August. Staff is working on finalizing the project extents before negotiating a scope and budget with the consultant. Project requirements are being compiled in advance of design consultant selection.	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Pavement Chip Seal (W-23-03)		Project Manager: Gursimran Singh	Budget: \$510,000
Description: Resurfacing designated existing roadways with a pavement chip seal and fog seal treatment.			
Schedule/Milestones: ☒ Project Advertisement (03/23) ☒ Select Contractor (03/23) ☒ Construction Contract Award (4/23) ☐ Construction Complete (7/23)		Status: Project awarded to Sierra Santa Fe corp at \$209,777 in April 2023. Pre-Construction meeting in June 2023. Project construction starts on July 5, 2023.	
Next Critical Activities (dates): Complete project construction by July 7, 2023			
Next Council Actions (dates): N/A			

Project: Systemic Horizontal Curve Improvements	Project Manager: Alisa O'Haver-Ayala and Thi Le	Budget: \$903,000 (Federal HSIP funds)
Description: Install curve warning signs, speed feedback signs, rumble strips, profiled striping, reflective markers, channelization, guardrail, and street lighting.		
Schedule/Milestones: ☒ Project Advertisement (10/23) ☐ Consultant Selection (11/23) ☐ Start Preliminary Design (12/23) ☐ Bid Award (2/25) ☐ Construction Complete (9/25)	Status: Project has been advertised for design consultant selection. Project Obligated Project being programmed with WSDOT	
Next Critical Activities (dates):		
Next Council Actions (dates): Consultant Agreement (1/24)		

Small Works Projects

Project: Stewart Road Pond Repair (21-15)	Project Manager: Robby Wright	Budget: \$120,000 (General Funds)
Description: Complete pavement repairs by removing and replacing small sections of failed pavement to preserve roadway surfaces		
Schedule/Milestones: ☐ Project Advertisement (8/23) ☐ Select Contractor (9/23) ☐ Construction Complete (5/24)	Status: Amending scope to reflect change in the design requested by Operations Waiting on pothole information from Shops and updates from Parametrix. Project pushed to 2023 after shops requested a change in treatment system. Project under re-design Project being set up. Work areas being identified. Project may be pushed back to 2022.	
Next Critical Activities (dates):		
Next Council Actions (dates): N/A		

Project: West Well Watermain and Cemetery Irrigation (23-04)	Project Manager: Andrew Leach	Budget: \$250,000
Description: A new water main will be routed to maintain the city connection between the City's west well and the rest of the water distribution system. The Sumner Cemetery's irrigation will also be updated to current standards.		
Schedule/Milestones: ☒ Project Advertisement (2/23) ☒ Select Consultant (4/23) ☐ Design Complete (12/24)	Status: BHC has been selected for design of the project. Project has been advertised for design consultant selection.	
Next Critical Activities (dates):		
Next Council Actions (dates): N/A		

Project: City Hall Roof Replacement (23-05)		Project Manager: Drew McCarty	Budget: \$350,000 (City Building Reserve Funds)
Description: Replace City Hall Roof			
Schedule/Milestones: ■ Project Advertisement (4/23) ■ Select Contractor (6/23) ■ Construction Complete (07/23)		Status: 08/2023 - Project is completed 07/17/2023 — Contractor completed punch list items & is complete with project 07/07/2023 — Contractor to be completed by the 7th 06/26/2023 — Contractor begins tear off of existing roof 06/2023 — Preconstruction Meeting with Olympic Roofing 05/2023 — Apparent Low Bidder was Olympic Roofing at \$225,200.00 04/2023 — Request for Bid advertisement	
Next Critical Activities (dates): N/A			
Next Council Actions (dates): N/A			

Project: Roadway Paint Line Application (W-21-07)		Project Manager: Gursimran Singh	Budget: \$71,050 (General Funds) (2 years of painting)
Description: Complete annual paint pavement marking			
Schedule/Milestones: ■ Verify Painting Schedule (7/23) ■ Complete Construction (10/23)		Status: Working with Pierce County to verify painting schedule.	
Next Critical Activities (dates): N/A			

Project: Crack Seal Application (W-23-07)		Project Manager: Gursimran Singh	Budget: \$125,000 (General Funds) (2 years of sealing)
Description: Complete crack sealing application to local roads to preserve roadway surfaces			
Schedule/Milestones: ■ 2023 Project Advertisement (5/23) ■ 2023 Select Contractor (6/23) ■ 2023 Construction Complete (XX/XX)		Status: Project construction start date July 19, 2023 Project awarded to Central Paving, LLC at \$178,280.00. March/April - Identified roads for Crack Sealing in 2023. Preparing Plans, specification and estimate for 2023.	
Next Critical Activities (dates): July 19, 2023 - Construction start date.			
Next Council Actions (dates): N/A			

Project: Heritage Park Masterplan, Activated Alley and Wayfinding (W-22-04)		Project Manager: Alisa O’Haver-Ayala	Budget: \$280,000 (Sumner & Pierce County LTAC)
Description: Heritage Park – Provide a master plan of the expanded park. Alley Activation – Develop the alley between Kincaid & Alder to 30% plans. Wayfinding Signs – finalizing elements such as posts, materials, etc.			
Schedule/Milestones: ■ Project Advertisement (05/22) ■ Consultant Selected (10/22) ■ Alley 30% Completed (03/23) ■ Heritage Park Masterplan Complete (07/23) ☐ Wayfinding Complete (11/23)		Status: A draft of the Masterplan as well as fly-over renderings has been completed. Alley draft 30% plans completed. Heritage Park Masterplan narrowed to 2 alternatives. Heritage Park Masterplan Open House 01/23 at Electric Coffee Alley Stakeholder Meeting at JMJ Office (11/22)	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Pavement Patching (W-23-02)		Project Manager: Gursimran Singh	Budget: \$249,150 (General Funds)
Description: Complete pavement repairs by removing and replacing small sections of failed pavement to preserve roadway surfaces			
Schedule/Milestones: ■ Project Advertisement (2/23) ■ Select Contractor (2/23) ■ Construction Complete (5/23)		Status: Pre construction meeting – 2nd week of April Project awarded to Core Tap Construction. Performing Contractor check of the lowest responsible bidder on the Project. Received 8 Bids for the project, Lowest responsible Bidder is Core Tap construction, LLC at \$268,790.50. Project construction completed in May 2023. Project in closeout phase June/July 2023.	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Other Projects

Project: City Hall HVAC Replacement		Project Manager: Derek Barry	Budget: \$40,000
Description: Replace City Hall HVAC equipment			
Schedule/Milestones: ☐ Project Advertisement () ☐ Select Contractor () ☐ Construction Complete ()		Status: Work to be completed if HVAC replacements are needed	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Senior Center Exterior Painting		Project Manager: Derek Barry	Budget: \$40,000 (General Funds)
Description: Repaint Senior Center, which is currently peeling/end-of-life.			
Schedule/Milestones: ☐ Project Advertisement (12/23) ☐ Construction Complete (9/24)		Status: Project programmed to 2024	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Overlay Program		Project Manager: Gursimran Singh	Budget: \$300,000 (General Funds)
Description: Place layer of new asphalt over existing base layer of asphalt to preserve roadway base.			
Schedule/Milestones: ☐ Project Advertisement () ☐ Select Contractor () ☐ Construction Complete ()		Status: Project to begin design in mid-2023.	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Transportation Plan Update		Project Manager: Michael Kosa	Budget: \$250,000 (General Funds)
Description: Update the 2015 Transportation Plan in coordination with the 2024 Comprehensive Plan Update			
Schedule/Milestones: ■ Begin Plan Update (12/22) □ Complete Plan Update (3/24)		Status: Plan in Development Project kickoff meeting occurred in January	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Trail Maintenance		Project Manager: Courtney Littrell	Budget: \$100,000 (General Funds)
Description: Complete repairs to existing trails that have become damaged.			
Schedule/Milestones: ☐ Preliminary Design (9/23) ☐ Bid Award (2/24) ☐ Construction Complete (7/24)		Status: Pierce County has begun work with grinding of half of the work area on 11/02/2023 and paving on 11/03/2023. The work is anticipated to be completed the week of 11/13/2023. Project in pre-design.	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Watershed Vegetation Management		Project Manager: Michael Kosa	Budget: \$50,000 (Water Utility Funds)
Description: Contract out for vegetation management services to effectively manage invasive species and dead trees in the watershed			
Schedule/Milestones: ☐ Preliminary Design (6/24) ☐ Bid Award (9/24) ☐ Construction Complete (12/24)		Status: Project in pre-design	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			

Project: Utility Rate Study (CIP 23-01)		Project Manager: Andrew Leach	Budget: \$50,000
Description: Financial analyses of the Water, Wastewater, and Storm Water utilities			
Schedule/Milestones: ■ Project Advertisement (1/23) ■ Select Consultant (4/23) □ Study Complete (12/23)		Status: FCS Group was selected for the project and has begun working on the study. Project advertised for consultant selection.	
Next Critical Activities (dates): Study Complete (12/23)			
Next Council Actions (dates): N/A			

Project: Sewer Main Replacement and Rehabilitation		Project Manager: Michael Kosa	Budget: \$150,000 (Sewer Utility Funds)
Description: Complete camera analysis of sewer manholes and pipes that require regular sewer jet activities and determine how best to eliminate regular maintenance issues.			
Schedule/Milestones: ☐ Begin Study (6/23) ☐ Study complete (6/24)		Status: Project in pre-design	
Next Critical Activities (dates):			
Next Council Actions (dates): N/A			